



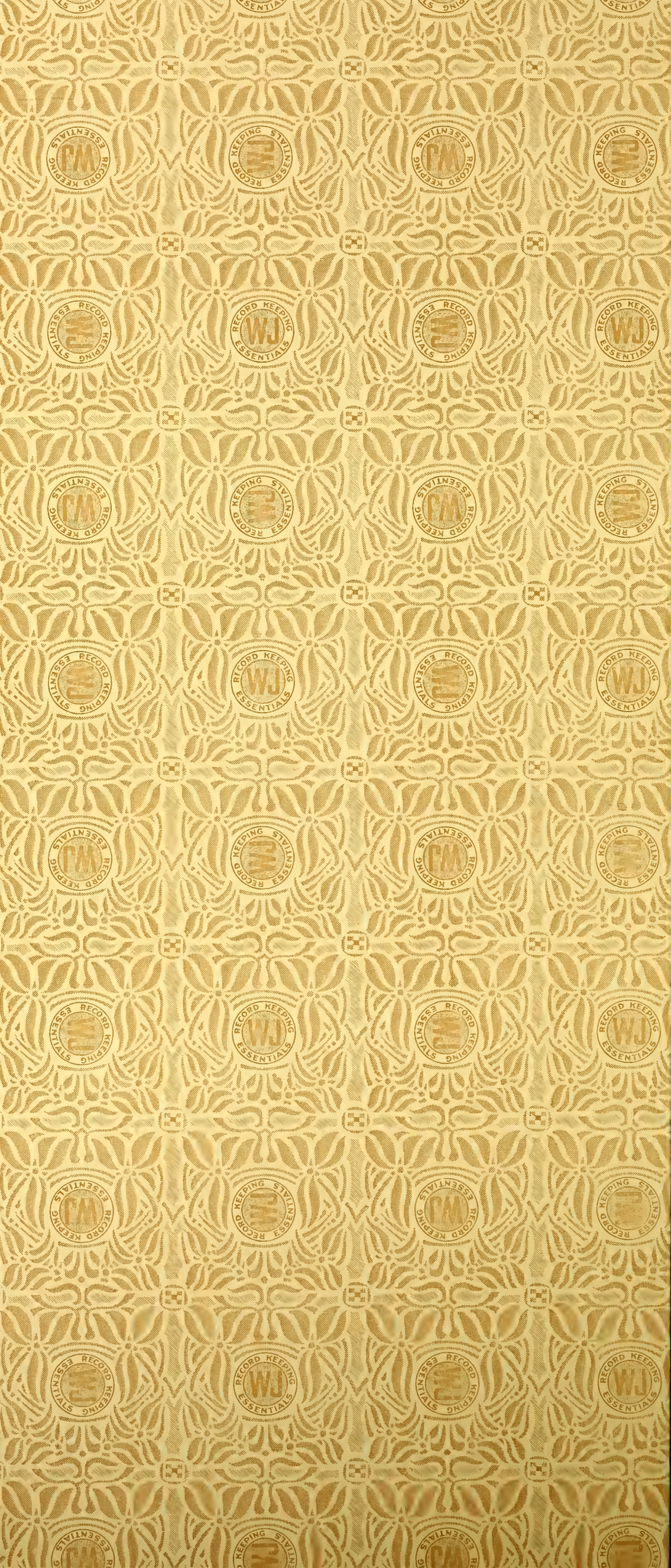


**WILSON JONES**  
TO DUPLICATE  
REFER TO NUMBER

**0395-31**

MADE IN U.S.A.









MINUTES OF SPECIAL MEETING

DATE: December 19, 1980

PLACE: Redevelopment Commission Office, 8th Floor, City-  
County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry Rood, Vice President  
Leonard M. Weinraub  
John L. Andreas

MEMBERS NOT PRESENT: Hana L. Stith, Secretary

STAFF PRESENT: Gary E. Wasson, Acting Director  
Judith E. Scranton

OTHERS PRESENT: Scott Tsuleff, WQHK-WMEE  
Steve Thomma, Journal Gazette  
Juanita Hayes, WOWO

Mr. Hutner, President, called the Special Meeting of the Redevelopment Commission to order at 4 P.M. and asked the Secretary for a roll call. Mrs. Stith was not present, therefore, Mr. Weinraub called roll call in her absence. Mr. Weinraub stated that all were present except for Hana Stith, Secretary.

Resolution No. 80-96 - Declaratory Resolution Amendment To  
Civic Center Renewal Project

Gary Wasson stated that the Declaratory Resolution amending The Civic Center Renewal Plan bounded by Clinton, Wayne, Calhoun and Washington is in order to take advantage of tax increment financing.

Gary Wasson stated increased property taxes on improvements are directed to the Redevelopment Area. That the tax increase is only on improvements, not property.

A discussion followed.

Gary Wasson stated that the tax dollars become available to the Redevelopment Commission and go into a special allocation fund to be able to issue bonds. Tax Increment Financing pays off the bond issue.

A discussion followed.

Gary Wasson stated that Tax Increment Financing is an incentive for attracting new developments in the Redevelopment area.

Mr. Hunter stated that more study needs to be made on what the effect would be.

Mr. Weinraub moved that we approve Resolution No. 80-96.

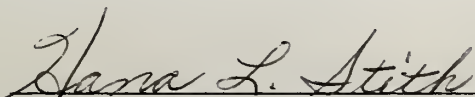
Mr. Rood seconded the motion and on voice vote all answered "Aye".

Mr. Weinraub moved that we adjourn the Special Meeting.

Mr. Rood seconded the motion.

Mr. Hutner then declared the Special Meeting adjourned at 5:25 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF SPECIAL MEETING

DATE: December 15, 1980

PLACE: Board of Works Hearing Room, 9th Floor, City  
County Building, One Main Street, Fort Wayne,  
Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

STAFF PRESENT: Gary E. Wasson, Acting Director  
Julia A. Zickgraf  
Judith E. Scranton

OTHERS PRESENT: Richard D. Robinson, Attorney  
Vernon Otte  
Robert L. Leas  
Steve Thomma, Journal Gazette  
Melissa Hutner, WGL  
Debbie Balyeat, WOWO  
Rich Porter, WPTA-TV  
Paula Glass, WKJG-TV

Mr. Hutner, President called the Special Meeting of the Redevelopment Commission to order at 7:40 P.M., and asked the Secretary for a roll call. Mrs. Stith stated that all members were present.

APPROVAL OF MINUTES:

Mr. Rood made a motion to approve the minutes of the Regular Meeting of November 10, 1980. Mrs. Stith seconded the motion and on voice vote, all answered "Aye".

VOUCHERS:

Mr. Hutner asked Judy Zickgraf if there was anything special on any of the vouchers. She stated that there were bills from Martin, Inc., John Dehner, Inc., and Schenkel Sons, Inc., on the collapse of the Old Drug Building.

Mr. Weinraub asked to see these bills.

Mr. Hutner asked that Mr. Leas explain what these bills were for.

Mr. Leas stated that the bill from Martin, Inc., was for the cleaning up of debris from the collapse of the Old Drug building and for the protection of the Markey Building. The bill from John Dehner, Inc., was for emergency sewer repair and the bill from Schenkel Sons, Inc., was for labor, material and equipment expended to the Markey Building as a result of the Old Drug Building collapse.

Mr. Leas asked if there were any more questions.

Mr. Weinraub moved the approval of the vouchers for the month of November, 1980.

Mr. Rood seconded the motion, and on voice vote all answered "Aye".



#### OLD BUSINESS:

Gary Wasson stated that Mr. Anthony was in to discuss his proposal for development of Parcel 20 and part of 19. The Redevelopment Commissioners asked the staff and the engineer to work with him and his representatives to determine how much land would be needed and the problems regarding access with Parcel 23. Mr. Leas worked with Mr. Anthony's architect. Bonar and Associates were also called in to assist in developing an access to Parcel 23 off of Anthony Blvd. Since this has been done, there is no longer a need for an easement between Parcel 19 and 20 to get back to that back Parcel. The lot as aligned right now is 1.76 acres. This would still allow 150' on Parcel 19 which would be ample for development and this does meet the needs of Mr. Anthony for development.

Mr. Leas stated that a fire hydrant has to be relocated and a power pole. He said there will be relocation cost to get access to the land. This resolution had been approved at our November Meeting subject to working the above out.

#### NEW BUSINESS:

Resolution No. 80-87 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Use of Proclaimer Certificate Relative to Establishment of Revised Fair Reuse Value For Property To Be Disposed of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Gary Wasson stated that this is the Proclaimer Certificate for land to be purchased by Mr. Anthony determining price as based on the new dimensions.

Mr. Rood made a motion that we approve Resolution No. 80-87.

Mrs. Stith seconded the motion and on voice vote, all answered "Aye".

Resolution No. 80-88 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting Contractor For Removal of Debris in Hanna-Creighton Project

Gary Wasson stated, as was discussed at the last meeting with Mr. Anthony, there is a great deal of debris that was dumped on the property. The Commission has agreed to remove the debris.

Mr. Otte is here to discuss the proposals on the removal of the debris.

Mr. Otte stated he had (4) four proposals. The proposal from Carl Seifert is for \$560 plus dumping charges of about \$120. He is low man. Seifert, Dailey, Fishing have all gone to Florida and cannot do the job until Spring. Martin wants the job and can do it now. Martin is \$200 high.

A discussion followed.

It was decided to wait until Spring. Mr. Anthony won't be ready until that time. Mr. Otte said Seifert would hold price for that time.

Mr. Andreas moved that we approve Resolution No. 80-88.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye."



Resolution 80-89 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment, Selecting Engineer to Design Sewer in Civic Center Project, Block II

Gary Wasson asked Mr. Leas to address the Commission on this Resolution.

Mr. Leas stated on Block II, The Conservatory bridges across the alley. There is no way to reroute the sewer. It cannot be left as is because the sewer is not in good condition. The Sewer Department said they would accept a liner in the existing sewer to serve the Embassy. They will accept a heavy 15" concrete pipe. In order to put it in we would have to insert it between two buried ducts, one General Telephone, one I & M. He has bids that will be coming in and will probably run into the neighborhood of \$23,000. This way would be the least expensive.

Gary Wasson stated this resolution would be to select an engineer to design this. Two bids are out. One to Bonar and one to Biagi out of Evansville. We have not heard from Biagi, so this would be to select Bonar.

Mr. Weinraub moved that we approve Resolution No. 80-89.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-90 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Selecting Reuse Appraisers For Commercial Space in The Civic Center Parking Garage

Gary Wasson stated that this resolution is to select Ron Gettel and Lowell Griffin to conduct reuse appraisals to determine the value of a sale of long-term lease of retail space in the parking garage. This is to determine a minimum value on bid documents.

Mr. Rood asked if this is for offering bids to rent the space.

Gary Wasson stated this was correct. This would be the minimum put on the bid documents.

Mr. Rood made a motion that we approve Resolution No. 80-90.

Mrs. Stith seconded the motion and on voice vote, all answered "Aye".

Resolution No. 80-91 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Rescinding the Old Drug Building Urban Renewal Plan

Gary stated that the Redevelopment Commission adopted an Urban Renewal Plan for renovation on the Old Drug Building for retail activity on the first floor. Because of the collapse of the Old Drug Building, there is no further need for the plan.

Mr. Hutner asked what rescinding does.

Gary Wasson stated that any change would be incorporated into the West Main Street Amended Plan.



Mrs. Zickgraf stated that the Urban Renewal Plan was recorded and the restrictions on it are that it can only be rehabilitated. If you don't have a building to rehabilitate, you have to rescind the Urban Renewal Plan that you recorded.

A discussion followed.

Mr. Andreas moved that Resolution No. 80-91 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Andreas stated that he had a question on the preceding Resolution No. 80-90 regarding the fees. He questioned if it was for each of the three unit stores.

Gary Wasson stated that this was the fee charged by the Appraisers for the Reuse Appraisal. They would appraise the total 9,000 square feet at \$800 per appraiser.

Resolution No. 80-92 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Change Order #6 To Contract With L. I. Griffin & Sons., Inc.

Gary Wasson stated this change order involves the construction of a retaining wall on the Up The Street Tavern, 226 West Main Street. This was ordered by the Building Department in order to assure the stability of the East Wall of that structure.

Mr. Leas came forward and showed the drawing to the commissioners.

Mr. Andreas moved that Resolution No. 80-92 be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-93 - Declaratory Resolution Authorizing Issuance of Bonds

Gary Wasson stated that this is to authorize the Commission to proceed with the necessary steps for the issuance of the \$3,000,000 Bond Issue in conjunction with the Civic Center II Urban Renewal Project.

Mr. Weinraub moved that Resolution No. 80-93 be approved.

Mr. Andreas seconded the motion, and on voice vote all answered "Aye".

#### OTHER BUSINESS:

Gary Wasson stated that there are two (2) additional Resolutions, Resolution 80-94 and Resolution 80-95, Amendments to Civic Center Renewal Project in the West Main Street Project Amended. They would amend the two plans to provide language for the Tax Increment financing which is in response to some recent state legislation which would enable the Redevelopment Commission to direct taxes which are gained on improvements within Redevelopment areas for other Redevelopment projects.

A discussion followed.

Mr. Weinraub moved that we approve Resolutions No. 80-94 and No. 80-95.



Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Mr. Weinraub asked if Summit Square had applied for Tax Abatement.

Gary Wasson stated that they had.

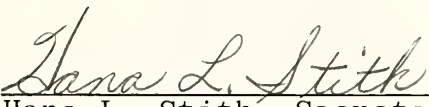
Our annual meeting for the Commissioners to be sworn in is scheduled for January 5, 1981 at 4:00 P.M.

Mr. Hutner asked if there was any other business to be brought up.

There was no response.

Mr. Hutner then declared the Special Meeting adjourned.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Hana L. Stith", is written over a horizontal line.

Hana L. Stith, Secretary



## MINUTES OF REGULAR MEETING

DATE: November 10, 1980

PLACE: Board of Works Hearing Room, 9th Floor, City  
County Building, One Main Street, Fort Wayne,  
Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

STAFF PRESENT: Gary E. Wasson, Acting Director  
Julia A. Zickgraf  
Judith E. Scranton

OTHERS PRESENT: Robert L. Leas, Consulting Engineer  
Thomas Weideman, Embassy Theatre  
John Anthony  
Roger Koehlinger, Joe Goldstein  
& Son  
Kenneth Nord, P.E.  
Frank Paige, True Love Baptist  
Church  
Steve Thoma, Journal Gazette  
Marty Wright, WQHK

Mr. Hutner, President, called the Regular meeting of the Redevelopment Commission to order at 7:36 P.M., and asked the Secretary for a roll call. Mrs. Stith stated that all members were present.

### APPROVAL OF MINUTES:

Mr. Weinraub made a motion to approve the minutes of the Special Meeting and Public Hearing of October 20, 1980. Mr. Rood seconded the motion and on voice vote, all answered "Aye".

### VOUCHERS:

Mr. Hutner asked Judy Zickgraf if there was anything special on any of the vouchers. She stated that there wasn't.

Mr. Rood moved the approval of the vouchers for the month of October, 1980.

Mr. Weinraub seconded the motion, and on voice vote all answered "Aye".

Gary Wasson stated that as a result of the collapse of the Old Drug Building, the Redevelopment Commission felt it necessary to call in an independent engineer, Duane Monical, of Monical Associates, Inc., to do studies of the Old Drug Building and the Markey building and we have the bill for his efforts.

Mr. Rood made a motion that this be approved.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Mr. Weinraub moved that we approve the invoice from Rothberg, Gallmeyer, Fruechtenicht & Logan.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".



OLD BUSINESS:

Gary Wasson stated that there were two proposals submitted for the same Parcel at the Special Meeting held October 20, 1980, Parcel 5 in the Hanna-Creighton Area. The Commission decided to table them to allow for further discussion.

Resolution No. 80-83 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting John Anthony as Developer For Portions of Disposition Parcels 19 and 20 in the Hanna-Creighton Urban Renewal Project (Ind. R-51)

Gary Wasson stated that Mr. Anthony has since withdrawn his proposal for Parcel 5 and has submitted a proposal for Parcel 20 and a portion of 19 which is near Links Arena. This leaves True Love Baptist Church the sole requestor of Parcel 5.

Gary Wasson asked if a representative for True Love Baptist Church was present.

Mr. Frank Paige came forward and stated that he has backing from Peoples Trust Bank saying they will lend money to True Love Baptist Church for purchase of real estate.

Gary Wasson stated that he had received a letter from Peoples Trust Bank stating this fact.

Frank Paige stated that he plans for closing to be in February or March.

Gary Wasson stated that before closing, True Love Baptist Church would need to submit construction plans. Mr. Paige stated he would have them to the Commission.

Gary Wasson also stated that he would like to have the plans for Parcel 4 prior to the December 15th meeting so that the Commission can proceed with Parcel 5.

Mr. Paige stated he would have the plans for the parking lot by then.

Gary Wasson stated that Mr. Anthony came in and met with the Commission staff on Friday, November 7th. He had originally submitted a proposal for Parcel 5 for development of a Fast Food restaurant but subsequent checking showed that the plan does not allow for commercial development in that area. The only area available for commercial development is around Link's Wonderland. Mr. Anthony feels this might be a better location.

Plans were presented to the Commission and a discussion followed.

Mr. Rood moved to give staff authority to work out an access for Mr. Anthony.

Mr. Anthony stated he does not have a commitment from the bank yet, but there is money in the bank available to him. Mr. Anthony also stated that SBA money is available to him.

Mr. Hutner stated that there is a motion.

Mr. Weinraub seconded the motion.

Mr. Hutner asked if there was any further discussion.

Mr. Andreas stated he was concerned about the footage.

Mr. Rood stated that Gary Wasson get together with the Architect and Mr. Leas to work this out.

Mr. Anthony commented that there was rubbish on the grounds.



Mr. Hutner stated, again, that there was a motion on the floor, that the staff had been given permission to work these problems out and that it had been seconded. Mr. Hutner stated all in favor and on voice vote all answered "Aye".

Resolution No. 80-84 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recognizing Emergency of Old Drug Building and Approving Emergency Measures Taken

Mr. Weinraub asked Gary Wasson if there was anything else that needed to be added to this resolution.

Gary stated no.

Mr. Weinraub moved that Resolution No. 80-84 be approved.

Mr. Rood seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-85 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne Department of Redevelopment Stating Intent to Transfer Land to City of Fort Wayne

Gary Wasson stated that the City of Fort Wayne is currently preparing a grant application to be submitted to the Economic Development Administration for a grant to assist in the construction of Phase 2 of the Civic Center Parking Garage. He is waiting for a resolution from the owner of the property which should be in next week to transfer the land. The property is still owned by I & M. The agreement was that the land would be sold to the Redevelopment Commission upon completion of the parking garage.

The transfer should be completed by Monday, November 17, 1980. The new parking garage goes to the City, which has been done, and the Redevelopment Commission gets the second half. There will need to be discussions with regard to determining price. No appraisals have been done yet.

A discussion followed.

Mr. Weinraub moved that we approve Resolution No. 80-85.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Gary Wasson stated that the Embassy Theatre has requested from the Redevelopment Commission transfer of funds which were allocated previously for improvements to the theatre and to be redirected to storage behind the stage and offices.

Tom Weideman, Manager of the Embassy Theatre, came forward and introduced himself. He stated that there is clearly not enough storage. The Embassy received a grant to do an architectural study of the stage area. The project was completed this summer. Mr. Weideman presented the drawings made by James & Associates. The proposal is to remove the tiled walls between the three storefronts and create one large room. Then at a future date install an access door to the end of that space, then an access from space onto the stage.



Mr. Weideman stated they would like to use the space for offices until the Hotel is built and then share offices in the Hotel as they have expressed an interest to do this.

Mr. Weideman stated that the Embassy has an application pending to do restoration work from private sources at the entrance of the theatre.

Mr. Weinraub moved that we accept letter dated October 30, 1980.

Mr. Rood seconded the motion and on voice vote all answered "Aye".

Mr. Weideman had another request for allowing the Embassy to buy the carpet for the Theatre which eliminated some stage lights and the auditorium door restoration which was completed by volunteers.

Mr. Rood moved that this be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-86 - Resolution of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, Regarding the Conduct of Affairs

Mr. Hutner stated that this is the last item on the Agenda where we were going to go to council and ask them to pay some moving expenses if we have a candidate for Executive Director.

Gary Wasson stated that this was the first step in the process to go to council to ask permission for the Redevelopment Commission to pay these expenses.

Mr. Andreas moved that we approve Resolution No. 80-86.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Mr. Hutner asked if there was any other business to be brought up.

There was no response.

Mr. Hutner then declared the Regular Meeting adjourned.

Respectfully Submitted,

  
\_\_\_\_\_  
Hana L. Stith, Secretary



## MINUTES OF PUBLIC HEARING

DATE: October 20, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City  
County Building, One Main Street, Fort Wayne  
Indiana

MEMBERS PRESENT: Henry Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT: Robert W. Hutner, President

STAFF PRESENT: Gary E. Wasson, Acting Director  
Julia A. Zickgraf  
Judith E. Scranton

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting  
Engineer  
Phil Burt, Attorney  
James Lohman  
James Beatty, Gene B. Glick, Inc.  
William Skimos, Palace Cafe  
Frank Paige, True Love Baptist  
Church  
John Anthony  
Max Smith  
Mr. Nord  
Robert Nern, Chamber of Commerce  
William Casteel, Fort Wayne  
Convention Center  
Steve Jahn, S. E. Jahn Builders  
Nancy Laughlin, Journal Gazette  
Steve Thoma, Journal Gazette  
Marty Wright, WQHK

### PUBLIC HEARING, CIVIC CENTER II PROJECT

The Vice President called the Public Hearing to order at 7:00 P.M. and stated: "This is a Public Hearing of the Fort Wayne Redevelopment Commission to hear and receive comments regarding the proposed Civic Center II Renewal Project. I am Mr. Henry Rood, Vice-President of this Commission and the other Commission Members present are Hana Stith, Secretary, Leonard Weinraub and John Andreas. Unfortunately Mr. Hutner is not here with us because his mother was buried today.

At this hearing, the Commission will provide an opportunity for all persons and organizations, including representatives of organizations, to express their views with respect to the project and ask any questions they may have of the Commissioners or staff regarding this project. The Commission also requests that any person wishing to file a written remonstrance or objection do so during this public hearing. We would like to introduce at this time Gary Wasson, Acting Director, who will briefly review the Civic Center II Renewal Project".



Gary Wasson stated that the Civic Center Renewal Project is a project which covers the block bounded by Lewis, Douglas, Harrison and Calhoun Streets, which is to be prepared for commercial and public activities including the Plant Conservatory and Botanical Garden. It has been approved by the Redevelopment Commission, the City Plan Commission and the Fort Wayne City Council.

Mr. Rood asked that anyone wishing to speak for or against the project come forward. Give their name and the organization they were representing, if any.

Mr. Robert Nern representing the Fort Wayne Chamber of Commerce read a statement prepared by the Chamber of Commerce in support of the Civic Center II Project.

Mr. Bill Casteel, Executive Director of the Fort Wayne Convention Bureau read a statement in support of the Civic Center II Project.

Mr. Rood read two letters, one from Mr. Robert Cordell of the Downtown Fort Wayne Association and the other from Fort Wayne Futures, all in favor of the Civic Center II Project. No one spoke against the Project and no written remonstrances were filed with the Commission during the Public Hearing. Mr. Rood declared the Public Hearing on Civic Center II Renewal Project over and stated voting on a Confirmatory Resolution would be later during the Special Meeting.

#### PUBLIC HEARING, TAX ABATEMENTS

Mr. Rood stated: "This is a public hearing to hear and receive comments regarding Resolutions Nos. 80-68, 80-69, and 80-70 which recommend to the Common Council of the City of Fort Wayne a pass or do not pass designation on their Declaratory Resolutions designating 300 West Main Street, Fort Wayne, Indiana 46802, 800 Broadway, Fort Wayne, Indiana 46802, and 1202 South Harrison Street, Fort Wayne, Indiana 46802 respectively, all located in the City of Fort Wayne as Urban Development areas for the purpose of Public Law No. 69 as enacted by the 1977 General Assembly and amended in 1979. Legal notices were published as required by Law. The Commission will provide an opportunity this evening for all persons and organizations to express their views with respect to the designations of 300 West Main Street, Fort Wayne, Indiana 46802, 800 Broadway, Fort Wayne, Indiana 46802 and 1202 South Harrison Street, Fort Wayne, Indiana 46802 described in Resolutions Nos. 80-68, 80-69, and 80-70 respectively. Anyone wishing to file a written remonstrance or objection should do so during this hearing. All statements should be brief and each speaker should come forward and give their name and organization. Anyone wishing to make a statement regarding 300 West Main Street should do so at this time".

#### 300 West Main Street, Resolution 80-68

Mr. Wasson stated that Mr. Beatty who was to speak for the Edsall House Apartment developers was at the City Plan Commission and requested that the Commission proceed to the next Resolution and return to Resolution 80-68 later in the Public Hearing.

Mr. Rood then asked if anyone wished to speak for Resolution No. 80-69.



800 Broadway, Resolution No. 80-69

Mr. Phil Burt introduced himself and stated that he filed the petition for the developers of 800 Broadway. Mr. Burt stated that this is a new Medical Office Building and Parking Garage making about 125 new jobs available. He stated that before the new building, the area was old homes and vacant lots.

Mr. Rood stated that the purpose of the law was to get people started in building.

Mr. Burt stated that Mr. Yeagy, General Partner of the partnership did not know how to go about the process of tax abatement. He thought he had done what he was supposed to do. They had inquired about it awhile back when Mr. Turk was still here. He stated there was correspondence with Mr. Turk and Mayor Armstrong regarding tax abatement for this construction.

Mr. Weinraub stated that as of the last meeting it has gone on record that all Tax Abatements be submitted before the final building permit be issued unless there are extenuating circumstances.

1202 Harrison Street, Resolution No. 80-70

Mr. Rood asked if anyone wished to speak for Resolution No. 80-70.

Mr. Bill Skimos of the Palace Cafe introduced himself and stated that he filed a petition for Tax Abatement after he got his permit. He was looking for a new location and bought the Herz Rent A Car building and had to get started on it. He has been working closely with the Redevelopment Commission as his business is in the Botanical Gardens site and he has to vacate as soon as possible. He was unable to apply for the abatement prior to construction permits due to the time element caused by necessary relocation requested by the Commission.

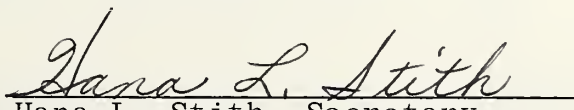
Mr. Rood called for a 5 minute recess to wait for Mr. James Beatty who is representing Gene B. Gick, Inc. (Edsall House) who was in another meeting.

Following the five minute recess, Mr. Rood asked if there was anyone else in the audience who wished to make a statement.

There was no response.

Mr. Rood then declared the Public Hearing adjourned.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF THE SPECIAL MEETING

DATE: October 20, 1980, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City  
County Building, One Main Street, Fort Wayne,  
Indiana

MEMBERS PRESENT:

Henry Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, President

STAFF PRESENT:

Gary E. Wasson, Acting Director  
Julia A. Zickgraf  
Judith E. Scranton

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Robert L. Leas, Consulting  
Engineer  
Phil Burt, Attorney  
James Lohman  
James Beatty, Gene B. Glick, Inc.  
William Skimos, Palace Cafe  
Frank Paige, True Love Baptist  
Church  
John Anthony  
Max Smith  
Mr. Nord  
Robert Nern, Chamber of Commerce  
William Casteel, Fort Wayne  
Convention Center  
Steve Jahn, S. E. Jahn Builders  
Nancy Laughlin, Journal Gazette  
Steve Thoma, Journal Gazette  
Mary Wright, WQHK

Mr. Rood called to order the Special Meeting of the Redevelopment Commission and asked the Secretary for a roll call. Mrs. Stith stated that all members were present except for Mr. Hutner.

APPROVAL OF MINUTES:

Mr. Andreas made a motion to approve the minutes of the Special Meeting of September 15, 1980. Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

VOUCHERS:

Mr. Weinraub moved the approval of the vouchers for the month of September, 1980. Mr. Rood asked Gary Wasson and Judy Zickgraf if there was anything unusual. They both said no.

Mrs. Stith seconded the motion. On voice vote the motion was unanimously approved.

Mr. Rood asked Gary Wasson to explain the Approval of Payment for James & Associates. Gary stated that it was for the design and preparation of documents for the Semi-Mall. Due to numerous delays and the undertaking of the Transit Mall by PTC, we are no longer going ahead with this project. Gary Wasson recommends that this be paid as the work was performed prior to the decision to discontinue the project.

Mr. Weinraub made a motion that this be approved.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".



Mr. Andreas moved that the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Rood stated that the resolutions covered in the Public Hearing for Tax Abatement will be discussed.

Resolution No. 80-68 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to The Common Council of The City of Fort Wayne Adoption of The Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Beatty introduced himself as representative of Gene B. Glick, Inc., Edsall House, 300 West Main Street.

Mr. Rood explained that the Commission will not recommend approval for tax abatement unless the application has been submitted prior to the construction permit.

Mr. Rood asked Mr. Beatty if there were any extenuating circumstances. Mr. Beatty stated that the original people who were working on this project couldn't get the job done and Gene B. Glick, Inc., got a call asking that they pick up the project. So they had to start all over again. Mr. Beatty feels they have met all the criteria.

Mr. Weinraub stated in his judgment, it is the intent of the Law 69 to give people the opportunity to get Tax Abatement to start something. Mr. Beatty stated that he feels other communities are not treating Tax Abatement the way we are. Mr. Beatty asked for a copy of this written policy.

Mr. Weinraub moved that we adopt Resolution 80-68.

Mrs. Stith seconded the motion.

Mr. Rood stated that this is open for discussion.

Mr. Weinraub stated that he would vote against the Resolution.

Mrs. Stith stated she would vote for the Resolution.

Mr. Andreas stated he would vote against the Resolution.

The Recommendation is that it be a No-Pass.

Resolution No. 80-69 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending To The Common Council of The City of Fort Wayne Adoption of The Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Weinraub moved that we approve Resolution 80-69.



Mr. Rood stated that this is up for discussion.

Mr. Andreas stated that the Commission has in their files letters showing extenuating circumstances. These letters were examined by the Commission and seconded the motion.

Mrs. Stith stated she was for this and on voice vote, all answered a Do-Pass.

Resolution No. 80-70 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending To The Common Council of The City of Fort Wayne Adoption of The Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area

Mr. Andreas moved that Resolution 80-70 be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-71 - City of Fort Wayne Department of Redevelopment Confirmatory Resolution Civic Center II Renewal Project Adopted: October 20, 1980

Gary Wasson stated that the Confirmatory Civic Center II Renewal Project has been approved by the Redevelopment Commission, City Plan Commission, and City Council. This is the final step and once recorded it will be an official Redevelopment Project. Next step would be to initiate the process to secure the bonds to acquire the property.

Mr. Weinraub moved that Resolution 80-71 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-72 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Granting Extension of Take-Down Date For Sale of Land to Midtown Developers

Gary Wasson stated that a letter had been received from Mid-Town Development requesting their deadline on the purchase of the property for the development on West Main Street be delayed until January 15, 1981 due to scheduling of the application for an Urban Development Action Grant.

Mr. Weinraub moved that we adopt Resolution 80-72.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Rood declared the motion carried and the resolution approved as presented.

Resolution No. 80-73 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Reaffirming the Acceptance of the Offer and Proposal of S. E. Jahn Builders, Inc., For The Purchase of The East 150 Feet of Disposition Parcel 8 In The Hanna-Creighton Urban Renewal Project (IND. R-51) and Authorizing The Execution of a Contract For Sale of Land

Mr. Rood opened this Resolution for discussion.



Gary Wasson stated that there are three Resolutions and the first is for the acceptance of the offer made before the price figure was adjusted slightly and the commission needs to reapprove the offer of the new purchase price.

The second resolution is to see and approve plans.

Resolution No. 80-74 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Construction Plans Submitted By S. E. Jahn Builders, Inc., For Real Estate in The Hanna-Creighton Urban Renewal Project (IND. R-51)

Steve Jahn presented his plans for construction of his improvement on the parcel.

Gary Wasson stated that the plans have been reviewed by the staff and the parking must be moved back beyond the 40' building line. Landscaping was discussed. There will be equipment outside, but a fence will be installed.

Gary Wasson stated that the staff recommends approval, subject to realignment of parking.

Mr. Andreas moved that Resolution 80-74 be approved.

Mr. Weinraub seconded the motion and on voice vote, all answered "Aye".

Resolution 80-75 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Gary Wasson stated that this Resolution is the authorization to execute a deed for the East 150' of Parcel 8 in the Hanna-Creighton Project. Mr. Jahn would like to close.

Mr. Andreas moved that Resolution 80-75 be approved.

Mr. Weinraub seconded the motion and on voice vote, all answered "Aye".

#### Discussion of Proposals on Parcels in Hanna-Creighton

Gary Wasson stated that there are no resolutions for the next two proposals.

One proposal is for the purchase of Lots 4 and 5 and the other proposal is for the purchase of Lot 5.

Gary Wasson stated that the True Love Baptist Church has an offer pending for Parcel 4. Contracts have now been signed. Prior to the signing, an offer came in on Lots 4 and 5.

Mr. Rood asked if anyone was here from True Love Baptist Church.

Mr. Frank Paige introduced himself and stated that the True Love Baptist Church would like to buy Parcel 5 in order to build an educational building at a future date to be used in conjunction with their church and parking lot which is to be built on Parcel 4.

He stated further that they had lost some land on Parcel 3 as Central Supply had infringed on their land some years ago. He stated they had not been paid for this land as permission had to be granted by the Commission for True Love to sell to Central Supply.



Mr. Rood stated that the Commission must authorize True Love Baptist Church to sell 15' at the front and 12' at the back to Central Supply.

Mr. Andreas moved that the motion be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Rood asked that Mr. Anthony step forward and present his proposal for the purchase of Lot 5.

Mr. Max Smith, Mr. Anthony's representative stated that Mr. Anthony wants to build a small building to sell soft ice cream and other related products. Mr. Smith stated that Dr. Stonebarger of the IU Campus did a Feasibility Study and found that it would be very successful. Mr. Anthony has also engaged the services of Mr. Nord.

Mr. Smith stated that Mr. Anthony wanted to construct a building from which soft ice cream could be sold providing seating for about 25 people, not a little shanty.

A discussion followed with Mr. Anthony.

Mr. Rood asked that Mr. Anthony take a look at the 150' of 7 and 8 and the Commission reconsider and postpone this until the next meeting.

Mr. Weinraub stated he would like the Commission to reconsider both proposals and work it out so everybody is happy.

A discussion followed.

Mr. Rood stated that the Commission has decided to defer action until our next meeting.

Resolution No. 80-76 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Guidelines For Snow Removal in Redevelopment Projects and Approving Selection of Ex-L Temporaries as Contractor

Judy Zickgraf stated that since the contract is not above the statutory limit, bids do not have to be received and that Ex-L Temporaries is by far the cheapest and does an excellant job of snow removal on sidewalks of properties owned by the Commission.

Mrs. Stith moved that Resolution 80-76 be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-77 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Accepting Proposal of Mr. Lonnie M. Therber, Accountant for Professional Services

Gary Wasson stated that Mr. Therber's price has gone up about \$2 per hour but he does excellent work of preparing the official statement for sale of Redevelopment Bonds.

Mr. Weinraub moved that Resolution 80-77 be approved.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".



Resolution No. 80-78 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Change Order No. 5 to Contract No. D-3 With L. I. Griffin & Sons, Inc.

Mr. Leas stated that this change order covers a credit for landscaping and sodding and an additional amount of \$275 for an inlet needed and not included in the contract as well as an increased amount for labor from the end of the contract time in August to the completion of the work. The time for completion of the work was extended due to the inability of the Commission to obtain title to one building.

A discussion followed.

Mr. Weinraub moved that Resolution 80-78 be approved.

Mr. Andreas seconded the motion and on voice vote, all answered "Aye".

Resolution No. 80-79 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Adjusting Rent Due From Temporary Parking Lot Operator

Judy Zickgraf stated that we have received a letter from Carl Light, operator of the temporary parking lot requesting a reduction in the rent as they could use only 75 spaces instead of the 90 spaces planned.

She further stated that Mr. Otte had checked this out and that 80 spaces could be used, not 75. At \$11.67 per month per space, a rental of \$933.60 would be received. Mr. Otte recommends rounding the rent to \$900 per month for the lot.

Mr. Weinraub moved that we approve Resolution 80-79.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-80 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing The Up Date of Real Estate Acquisition of Appraisals For The Civic Center II Project

Gary Wasson stated that Ronald Gettel and Larry Misner did the original appraisals over a year ago and they have submitted proposals to us to do an update of their appraisals to reflect current fair value of the properties in the Civic Center II Project

On voice vote, all voted "Aye".

Resolution No. 80-81 - Resolution of Fort Wayne Redevelopment Commission Authorizing Granting of Easement to Indiana & Michigan Electric Company in Alley to Be Vacated-Block II, Civic Center Project



Mr. Leas stated that we are in the process of vacating the South half of the North/South alley in the Civic Center Project, Block II and that in a portion of this alley, I & M has a vault for which we must give them an easement.

Mr. Weinraub moved that Resolution 80-81 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Resolution No. 80-82 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Granting an Easement to I & M Electric Company

Gary Wasson explained that the Commission had previously given an easement to Anthony Ficaro for an egress from his fire escape across the rear of the parcel next to his building in the West Main Street Project. He further explained that I & M must bury cables serving buildings on Columbia Street to replace lines that are now across the fire escape and is requesting the same easement previously granted.

On voice vote, the resolution was unanimously approved.

#### OTHER BUSINESS

Gary Wasson stated that he would like to get the Commission's approval to grant an easement for the purpose of an emergency exit along the building of 226 West Main Street with that easement being contingent upon the Resolution of some matters dealing with acquisition of right-away for West Main Street

Mr. Andreas moved that this be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Gary Wasson mentioned that Raymond, Parish, Pine & Weiner had prepared a brochure talking about the downtown and he has the draft. Changes still have to be made.

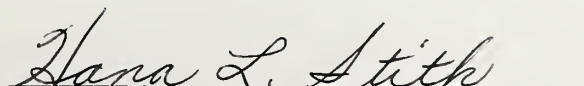
Because of the success of the Civic Center II, signatures for the petition for the bond issue will begin this week.

Mr. Rood asked that the meeting be adjourned.

November 10, 1980 has been set for the next Regular Meeting at 7:30 P.M.

There being no further business to come before this commission, the meeting adjourned at 9:05 P.M.

Respectfully Submitted

  
Hana L. Stith, Secretary



# fort wayne convention and visitors bureau

<sup>124</sup>  
~~215~~ W. WASHINGTON BLVD. FORT WAYNE, INDIANA 46802 219.743-0552

October 20, 1980

Fort Wayne Redevelopment Commission  
City/County Building  
One Main Street  
Fort Wayne, Indiana 46802

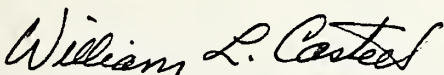
Dear Commissioners:

On behalf of the officers, Board of Directors and members of the Fort Wayne Convention and Visitors Bureau, we urge you to proceed with the program of re-development in downtown Fort Wayne which will hasten the construction of the Botanical Gardens.

We believe that the gardens reflect a commitment of people, organizations and businesses to the downtown. The Gardens will help to "polish up" Fort Wayne's image which already is undergoing a positive change with the building of Summit Square and parking garage; the refurbishing of the Embassy Theatre; the planned Civic/Convention Center and Radisson Hotel, as well as the opening of the Holiday Inn-Downtown.

In light of these commitments, we support the Civic Center II Renewal Project and the subsequent development planned there.

Sincerely,



William L. Casteel  
Executive Director

WLC:jv

MEMBER OF

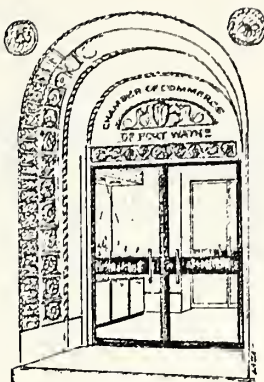


we help people meet



# GREATER FORT WAYNE CHAMBER OF COMMERCE

826 EWING STREET



PHONE 219/424-1435

PAUL E. SEYBERT, *President*  
WALTER P. HELMKE, *President-Elect*  
RICHARD J. GALLI, *Treasurer*  
DONALD D. DOXSEE, *Secretary*  
EDWIN C. METCALFE, *Past President*  
D. J. PETRUCCELLI, *CCE,*  
*Executive Vice President*

FORT WAYNE, INDIANA 46802

## RESOLUTION OF SUPPORT FOR THE CIVIC CENTER II RENEWAL PROJECT SIGHT FOR THE PLANT CONSERVATORY AND BOTANICAL GARDENS

*Be it resolved that the Greater Fort Wayne Chamber of Commerce is in complete support of the Civic Center II Renewal Project Sight for the Plant Conservatory and Botanical Gardens.*

*Be it resolved that this project represents a total commitment and support from the private sector to cooperatively work with the Redevelopment Commission and the City of Fort Wayne in the revitalization of Downtown for the enrichment of each of its citizens.*

*Be it resolved that the commitment of the Frieman Trust and the Foellinger Foundation to build this project, and the Lincoln National Corporation to maintain it, exemplify the continued confidence and faith in the future of the City from the business community.*

*Therefore the Greater Fort Wayne Chamber of Commerce supports the Redevelopment Commission's efforts to approve the project, and secure the needed funds for completion.*

Paul Seybert, *President*  
GREATER FORT WAYNE CHAMBER OF COMMERCE

Robert Nern *Chairman*  
*Metropolitan Improvement Committee*  
GREATER FORT WAYNE CHAMBER OF COMMERCE





DONNELLY P. McDONALD  
Chairman

G. IRVING LATZ, 2D  
Executive Director

Past Chairperson

ERNEST E. WILLIAMS  
1969-70

JOHN E. HOFFMAN  
1971-72

IVAN A. LEBAMOFF  
1973-74

JOYCE SCHLATTER  
1975-76

J. PHILIP BURT  
1977-78

# FORT WAYNE FUTURE, INC.

1919 Hadley Road • Fort Wayne, Indiana 46804 • 219/432-3932



17 October 1980

Mr. Gary Wasson  
Acting Director,  
Redevelopment Commission  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Dear Gary:

Downtown redevelopment is one of the many necessary parts of a vital Fort Wayne. The Foellinger-Freimann Conservatory fits beautifully into such a plan.

A downtown alive with varied activities to interest anyone's and everyone's individual cultural and recreational taste is a downtown that will reestablish property values and help the total community. It will also bring people back downtown as well. In addition to the beauty of plants on the inside, the exterior of the structure will be aesthetically pleasing. Landscaping will resemble, we hope, a mini-botanical garden. The building should tie the Embassy and the rest of the downtown to the anchor on the south of Lincoln National Life and the Grile Administration building.

We of Fort Wayne Future enthusiastically support and endorse any and all help available to make the Conservatory a reality. A Conservatory in downtown Fort Wayne will do much to enhance the future of Fort Wayne.

Sincerely,

FORT WAYNE FUTURE, INC.

G. Irving Latz 2d

GIL:bws



October 20, 1980

**DOWNTOWN**  
**FORT WAYNE**

Mr. Gary Wasson, Executive Director  
Fort Wayne Redevelopment Commission  
City-County Building  
1 Main Street  
Fort Wayne, Indiana 46802

Dear Gary:

On August 28, 1980 at our regular monthly meeting, the Board of Directors of the Downtown Fort Wayne Association unanimously approved the Civic Center II Renewal Project which you presented to our Board at that meeting.

Our Board of Directors believe this to be one of the most important projects in the Downtown Revitalization Plan. This Project will not only beautify a blighted area Downtown but will be a source of pride and enjoyment for the entire Fort Wayne community.

Sincerely,

  
Robert J. Cordell,  
Executive-Secretary  
Downtown Fort Wayne Assn.



MINUTES OF SPECIAL MEETING

DATE: September 15, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-  
County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

STAFF PRESENT: Gary E. Wasson, Acting Director  
Julia A. Zickgraf  
Judith E. Scranton

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Ronald L. Sowers, Attorney  
William V. Rammel, Architect  
Nelson Price, Journal Gazette  
News Reporter, WGL Radio  
Dick Isenhour, News-Sentinel

Mr. Hutner called the Special Meeting to order at 7:32 P.M. and asked the Secretary for a roll call. All members were present.

APPROVAL OF MINUTES:

Mr. Weinraub made a motion to approve the minutes of the Regular Meeting of July 14, 1980 and August 11, 1980, the Special Meeting of July 28, 1980 and the Public Hearing on August 11, 1980. Mr. Andreas seconded the motion.

VOUCHERS:

Mr. Andreas moved the approval of the vouchers for the month of August, 1980. Mr. Hutner asked Gary Wasson and Judy Zickgraf if there was anything special. They both said no. Mrs. Stith seconded the motion.

OLD BUSINESS:

None

NEW BUSINESS:

Resolution No. 80-63 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing use of Proclaimer Certificate Relative to establishment of revised fair reuse value for property to be disposed of in the Hanna-Creighton Urban Renewal Project (Ind. R-51)

Mrs. Zickgraf stated that this has to do with a proposal received from Jahn Builders. We have received two new appraisals which were reviewed by a third appraisor as required by HUD.

Mr. Rood moved that Resolution No. 80-63 be approved.

Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the Resolution approved as presented.



Resolution No. 80-64 - Resolution of Fort Wayne Redevelopment Commission Approving Specific Expenditures of Funds for Embassy Theatre Renovation.

Gary Wasson stated that the Redevelopment Commission had approved \$255,000 for the renovation of the seats in the Embassy. The Redevelopment Commission had originally budgeted \$400,000 for the renovation of the Embassy. The purpose of this resolution is to approve the expenditures of the balance of that amount. Originally the City had pledged \$60,000 from Revenue Sharing to serve as a local match for the grant for the historic preservation in repairing plaster, painting, etc. This allocation has been rejected by the State Board of Commissioners due to a procedural problem.

A discussion followed.

Mr. Weinraub moved that Resolution No. 80-64 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the Resolution approved as presented.

Resolution No. 80-65 - Resolution of Fort Wayne Redevelopment Commission Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing the Payment for Right-of-Way on West Main Street

Gary Wasson stated that the Redevelopment Commission agreed to purchase all of the right-of-way necessary for the widening of Main Street. This resolution authorizes the Redevelopment Commission to purchase 22 feet in front of Up The Street at the corner of Main and Maiden Lane. Appraisal for this was \$4,800 from Misner. There will be a 5 foot sidewalk that will go right up to the front of the building.

Mr. Rood moved that Resolution No. 80-65 be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the Resolution approved as presented.

Resolution No. 80-66 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Approving Construction Plans of the Old Drug Rehab Company for Rehabilitation of the Old Drug Building

Gary Wasson stated that the Redevelopment Commission selected the Old Drug Rehab Company to purchase and redevelop the building. The plans have been completed and Mr. Sowers is here to represent the purchaser, Dr. Bierman. Mr. Sowers has with him the plans to be presented for approval.

Mr. Sowers stated that the building dates back to the late 1800's. It is the oldest existing brick commercial structure in Fort Wayne and perhaps in the state. He showed photographs and explained what they are using to clean the outside brick; an acid accoustic treatment with high pressured water. The building has been declared



historical. An application has been filed with the Department of Interior. Craig Leonard, Consultant, is an authority in historical work. Restaurant consultant has designed sketch, menu has been established, concept decided on, kitchen layout and floor plan, operating projections complete, and detailed interior design phase now in progress. There will be two residential units and two levels of restaurant with balcony. Total building plans ready for preliminary State approval. Detailed drawings are up for final approval, interim finance conferences are scheduled this week and then loan applications follow that.

Mr. Rammel, the Architect, stated that the building was the first drug store. He shows the architectural drawings. They show the location of the kitchen in the basement. The front entrance on the first floor will be left as is. The sprinkling system was questioned because of the new fire regulations. Mr. Rammel stated they were putting in new concrete floors.

The staff approved the plans and are up for commission approval.

Mr. Andreas moved that Resolution No. 80-66 be approved.

Mr. Rood seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the Resolution approved as presented.

Resolution No. 80-67 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Authorizing Execution and Delivery of Conveyance

Mr. Wasson stated this Resolution authorizes the conveyance of the Old Drug Building to Dr. Bierman.

Mr. Weinraub moved that Resolution No. 80-67 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the Resolution approved as presented.

Civic Center II Renewal Plan Update

Mr. Wasson stated that at a commission meeting on July 28, 1980 a Declaratory Resolution was passed on Civic Center II Urban Renewal project. This is made up of Harrison and Calhoun streets and Lewis and Douglas which would be a part of the site for the Botanical Gardens Plant Conservatory. There are various approval stages that have to take place and project is up for discussion on September 16, 1980, by City Council. If everything goes on schedule, the petition drive for the bond issue will start on the 21st of October. Anticipated date for sale of bonds is January, 1981.

OTHER BUSINESS:

Mr. Wasson stated that the last time he appeared before City Council to discuss tax abatement applications there was some concern by some council members regarding a set policy on the timeliness of applications for tax abatement. Tax abatement should be an incentive for development and not after the fact thought. The staff has prepared a policy to recommend to the commission. The policy is as follows:



In order to be considered for designation as an urban development area for tax abatement, an application should be submitted to the office of the city clerk prior to the issuance of a building permit for the subject project. This policy may be waived for extenuating circumstances.

Mr. Andreas moved that the policy be approved.

Mr. Weinraub seconded the motion and on voice vote all answered "Aye".

Mr. Hutner declared the motion carried and the policy approved as presented.

Mr. Wasson stated that the Fort Wayne Redevelopment Commission is working with a number of groups with the Fort Wayne Urban League in developing a Feasibility and Marketing Study for the Central City, a large area not having adequate shopping or service facilities. The Fort Wayne Urban League is applying to EDA for a \$25,000 grant to fund a study. The grant will be matched by a \$5,000 contribution by Lincoln National Life. The redevelopment staff would become involved. They have set up a steering committee to oversee this study. This committee would be made up of representatives from Lincoln National Life, Urban League, Community Development and Planning, N.A.A.C.P., and the Indiana Office Minority and Business Enterprise. Four neighborhoods make up the target area: East Central, Oxford, LaRez, and Hanna-Creighton.

A discussion followed.

Mr. Weinraub moved that the Redevelopment Commission's participation in the study be approved.

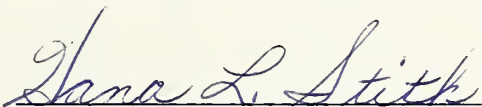
Mr. Andreas seconded the motion and on voice vote all answered "Aye".

Mr. Weinraub asked that the meeting be ajourned.

October 20th, 1980 has been set for the next Public and Regular meeting at 7 P.M.

There being no further business to come before this commission the meeting adjourned at 8:19 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF REGULAR MEETING

DATE: August 11, 1980, 7:16 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, Acting President  
Hana L. Stith, Secretary  
John L. Andreas

MEMBERS ABSENT: Robert W. Hutner, President  
Henry F. Rood, Vice President

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Seymour Samet  
Edward Karns  
Edward Dahm  
James Pion  
Jerry Martin  
Mary Karns

Mr. Weinraub called the meeting to order at 7:16 P.M. After roll call, he declared a quorum present.

VOUCHERS

Mr. Weinraub stated the vouchers paid for the month of July and a bill for attorney's fees were before the Commissioners and asked if there were any questions regarding them.

Mr. Andreas moved that the vouchers paid and the attorney's bill for services be approved.

Mrs. Stith seconded the motion and upon roll call, the motion was approved.

OLD BUSINESS:

None

NEW BUSINESS:

Resolution No. 80-54 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area (Edroy Corporation)

Mr. Wasson stated that the staff had reviewed the application submitted by Mr. and Mrs. Karns, including a visit to their facility, and that it is the opinion of the staff that they meet the majority of the criteria established in the legislation and the Commission's Resolution and that it is the recommendation of the staff that the Commission recommend a "Do Pass" to the City Council.

Mr. Andreas moved that Resolution No. 80-54 be approved.

Mrs. Stith seconded the motion and on voice vote all answered "Aye".

Mr. Weinraub declared the motion carried and the Resolution approved as presented.



Resolution No. 80-55 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area  
(S & G Realty)

Mr. Wasson stated that the Commission staff had reviewed the application and the sites covered by the Resolution. He stated that it is the recommendation of the staff that this Resolution be acted on favorably.

Mrs. Stith moved that Resolution No. 80-55 be approved. Mr. Andreas seconded the motion and upon roll call the motion was approved unanimously.

Resolution No. 80-56 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area  
(Mike's Car Wash)

Mr. Wasson stated that the Commission staff had reviewed this application very closely and that it was the recommendation of the staff that the Commission give this resolution a "Do Not Pass", due to the fact that Mike's Car Wash has reduced their employment downtown, which the staff feels is contrary to the intention of the legislation for tax abatement.

Mrs. Stith stated that she felt that since Mike's Car Wash had made an effort to stay downtown instead of moving out as so many other companies had done that we should help them in any way possible.

A discussion followed.

Mr. Andreas made a motion to approve Resolution No. 80-56.

Mrs. Stith seconded the motion and upon roll call, the Resolution was approved unanimously.

Resolution No. 80-57 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Recommending to the Common Council of the City of Fort Wayne Adoption of the Declaratory Resolution Designating a Parcel of Real Estate as an Urban Development Area  
(Holiday Inn)

Mr. Wasson recommended that the Commission Approve this Resolution.

Mr. Andreas moved that Resolution No. 80-57 be approved. Mrs. Stith seconded the motion. Upon roll call the Resolution was approved unanimously.

Resolution No. 80-58 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment Selecting S. E. Jahn Builders, Inc. as Developer for the East 150 Feet of Parcel 8 in the Hanna-Creighton Urban Renewal Project (Ind. R-51)



Mr. Wasson stated that the prospective developer was present and requested that he explain to the Commissioners his proposal.

Mr. Jahn explained that he plans on building an office/warehouse location for his business which is general contracting and that he presently has five (5) employees.

He further stated that although he is applying for an SBA loan, that he will build this regardless.

Mr. Andreas moved that the Resolution No. 80-58 be approved.

Mrs. Stith seconded the motion.

Mr. Robinson stated that the Resolution should show the following statement "The offer to purchase as amended to exclude the contingency of obtaining SBA financing".

Upon roll call, the Resolution was approved unanimously.

Discussion Regarding Temporary Sidewalks and Curbs - Block I - Civic Center Project

Mr. Wasson explained that we are in a position in which we need to put some type of treatment around the north half of the Civic Center Project, Block I. He stated the Commission staff and engineer have had a series of discussions with the contractor, Martin, Inc., as well as the street engineering and traffic engineering departments of the City and that we have come up with a method that will provide safety for pedestrians and yet keep costs at a minimum. This involves putting in timbers as curbs along the north half on Harrison and Calhoun Streets and putting in crushed stone for temporary sidewalks with asphalt at corners and then installing a snow fence along Washington Street on the north side of the block with one year's maintenance on the snow fence.

A discussion followed.

Mr. Andreas moved that Resolution No. 80-59 be approved.

Mrs. Stith seconded the motion and upon voice vote, all responded "Aye". Mr. Weinraub declared the Resolution No. 80-59 approved as presented.

Resolution No. 80-60 - Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, approving Change Order No. 4 to Contract No. D-3 with L. I. Griffin & Sons, Inc.

Mr. Wasson stated this deals with change order for the contract with L. I. Griffin & Sons, Demolition Contractor in West Main Street Project deleting sidewalks along Harrison Streets. The amount of the Change Order is \$5,376.00.

Mrs. Stith made a motion for approval of Resolution No. 80-60. Mr. Andreas seconded the motion and upon roll call, all members voted for approval.



Presentation by Representatives from City of Fort Wayne  
Regarding Block IV, West Main Street Project

Mr. Wasson reported that next order of Business is a letter from Mr. Abraham Farkus. The City has prepared an Urban Development Action Grant in conjunction with the Mid-town Development Corp.'s proposal for an office building on West Main Street. They have submitted the UDAG proposal to include construction of a parking garage on the block 4 of the Project and that Karl Bandemer will address the city's approach on that parking garage.

Mr. Bandemer stated as follows:

The application on this project includes 2 construction projects. One is the construction of a 5 story 105,000 sq. ft. office building bounded by Main, Calhoun, and Harrison and the alley to the north and a parking garage to be located on the northwest corner of Harrison and Main and connected by overhead enclosed walkway. The land for the office building will be purchased by the developer from the Redevelopment Commission. The land for the parking garage is proposed to be acquired by the City from the Redevelopment Commission and through a leasehold mortgage, the developer will construct, operate, and lease the structure. The financial package for the application for the project for the office building is \$6,122,000. The parking garage is \$1,700,000. The walkway is \$150,000. The administration for the whole project is \$25,000. This brings the package to \$7,997,000. Financing for the package includes investor equity of \$1,562,000. Balance will be supported by Economic Development Commission Bonding of \$5,309,000. The operation of the grant is very similar to the previous two. UDAGS whereby the UDAG Money is passed to the developer through the Economic Development Commission. In this case, however, the mid-town will have its subordinated loan for the construction of the parking garage and the walkway and the UDAG money is to be secured and recaptured through whole mortgage of annual payments to the city. At this time there is projection for 175 new jobs bringing the UDAG dollar ratio to jobs at \$6,428.00 and the overall project leverage ratio 1 to 6 not including the recapture. The estimated addition to the local tax base with the 10 year tax abatement would begin at 61,725.00 and reach a point thereafter of \$122,450.

A discussion followed.

The Commission then decided to table the request from CD&P regarding land disposition until the UDAG is approved or rejected.

Mr. Wasson stated we have received a request from the Right-of-Way Department for dedication of 22 feet north on Block IV of Main Street subject to acquisition of the book store. He further stated that we also have a request for a seven-foot section at the northeast and northwest corners of Harrison and Main Streets in order to have an easement for erection of signal poles. Approval from Al Zacher will also be necessary for the NE corner.

A discussion followed.

Mr. Andreas made a motion for approval of dedication of the areas concerned. Mrs. Stith seconded the motion.

All members voiced approval.

Book 1

Mr. Wasson told the Commissioners that since we had received no bids on the Broadway block, we would like to enter into a listing contract with Sturges, Griffin, Trent & Co., to try to commercially market this property for 180 days.

Mr. Andreas made a motion for approval to enter into a listing contract with Sturgis, Griffin, Trent & Company.

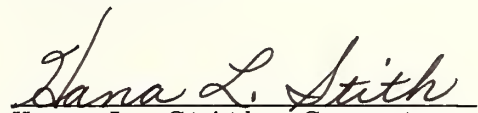
Mrs. Stith seconded the motion.

Mr. Wasson stated that we had interviewed persons for the Executive Secretary position and had selected Judith Scranton. He asked for approval of the Commission members to employ Mrs. Scranton at an annual salary of \$10,539.

All members approved.

There being no further business to come before the Commission, upon a motion by Mrs. Stith and seconded by Mr. Andreas, the meeting adjourned at 8:15 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF PUBLIC HEARING

DATE: August 11, 1980

PLACE: Board of Works Hearing Room, 9th Floor, City County Building, One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, Acting President  
Hana L. Stith, Secretary  
John L. Andreas

MEMBERS ABSENT: Robert W. Hutner, President  
Henry F. Rood, Vice President

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Seymour Samet  
Edward Karns  
Edward Dahm  
James Pion

The Acting President called the Public Hearing to order at 7:00 P.M. and explained that this is a Public Hearing to hear and receive comments regarding Resolution Nos. 80-54, 80-55, 80-56 and 80-57 which recommend to the Common Council of the City of Fort Wayne adaption of Declaratory Resolutions designating 1111 Wallace Street, 1221 and 1211 Wallace Street, 1509 South Calhoun Street and 300 East Washington Blvd., respectively, all located in the City of Fort Wayne as Urban Development Areas for the purpose of Public Law No. 69 as enacted by the 1977 General Assembly and amended in 1979. He related that legal notices were published in the Fort Wayne Journal Gazette and Fort Wayne News on Wednesday, June 24, 1980 and Wednesday, July 8, 1980 and the Commission will provide an opportunity this evening for all persons and organizations to express their views with respect to the designations of 1111 Wallace Street, 1211 and 1221 Wallace Street, 1509 South Calhoun Street and 300 East Washington Blvd., described in Resolutions Nos. 80-54, 80-55, 80-56 and 80-57 respectively. He asked that anyone wishing to file a written remonstrance or objection should do so during this hearing. Mr. Weinraub stated that all statements should be brief and to the point and that each speaker should come forward and give their name, address, and organization. Mr. Weinraub then asked that anyone wishing to make a statement regarding 1111 Wallace Street should do so at this time.

Mr. Ed Karns stated that they had bought this property last year from the Commission and that the land was used to build a warehouse and office for wholesale distribution of farm machinery and parts to dealers. He further stated that they have four (4) full-time employees and five salesmen on the road who live in the territory but sell in Ohio, Indiana and Michigan.

Mr. Weinraub asked if Mr. Karns was seeking tax abatement which is Public Law No. 69.

Mr. Karns answered affirmatively.



Mr. Weinraub then asked if there was anyone who wished to speak against 1111 Wallace Street.

There was no response.

Mr. Weinraub then asked if there was anyone who wished to make a statement regarding 1221 and 1211 Wallace Street.

There was no response.

Mr. Weinraub asked if anyone wished to make a statement regarding the Resolution for 1509 South Calhoun Street.

Mr. Edward Dahm, Vice-President of Mike's Car Wash, stated that they had begun business in Fort Wayne at 1509 South Calhoun Street 33 years ago and that they had the first automatic car wash in the State of Indiana. He further stated that due to the economic condition of the downtown in the last few years, the downtown business location was in a downward trend and they had to do something and had three alternatives---close the business, move, or renovate it. He stated they chose the latter and installed an express car wash and the management, employees and other employees were moved to other locations.

Mr. Dahm asked that the Commissioners give them a positive vote of confidence so that they would be able to qualify for this tax abatement.

Mr. Weinraub asked if anyone wished to speak against 1509 South Calhoun Street.

There was no response.

Mr. Weinraub then asked if there was anyone who wished to comment regarding the resolution for 300 East Washington.

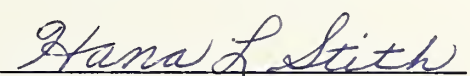
Mr. James Pion stated that he felt most of the Commission members were familiar with the former Sheraton, the new Holiday Inn. He further stated that renovation is expected to be completed late in September and that they are requesting tax abatement so that they can meet their projections and profits anticipated in their feasibility study. He further stated he would be glad to answer any questions.

Mr. Weinraub asked if there was anyone else in the audience who wished to make a statement.

There was no response.

Mr. Weinraub then declared the Public Hearing closed.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF SPECIAL MEETING

DATE: July 28, 1980

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building, One Main Street,  
Fort Wayne, Indiana

MEMBERS PRESENT:

Robert W. Hutner, President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf

OTHERS PRESENT:

Nathanial J. Parrish, Raymond, Parrish  
Pine Weiner, Consultants, Inc.  
Robert L. Leas, Consulting Engineer  
David Schiff, Raymond, Parrish, Pine &  
Weiner, Consultants, Inc.  
Bobby Hutner

Mr. Hutner called the Special Meeting to order at 7:30 P.M. and asked the Secretary for a roll call.

Mr. Stith noted that all members were present except Mr. Road.

Resolution No. 80-52 - Declaratory Resolution, Civic Center Renewal Project II

Mr. Hutner asked Gary to discuss this resolution with the Commissioners.

Gary Wasson explained as follows:

"Four years ago when the Redevelopment Commission started making plans and discussions for the Civic Center Urban Renewal Project it was anticipated that somewhere in the project there would be some sort of a park or a green area. As the project developed and it was evident that the Summit Square project was going to proceed, that the parking garage was going to happen and the other things were going to fall into place, three foundations in the community, the Freiman Charitable Trust, Follinger Foundation, and the Lincoln Foundation became interested in building a Plant Conservatory/Botanical Garden. The original idea was to put this facility on the site where the parking garage is. After their engineers and architects had looked at this site, they determined it would not work as well on that site but they did make a commitment that they wanted to build the facility in down town Fort Wayne, and as a result block 2 of the Civic Center Project has since been the proposed site for their Plant Conservatory and Botanical Gardens. But in order to accommodate the site for this gift which they have seen fit to give to the city, we will need an additional block. So the purpose of this Urban Renewal Plan is to determine the blight and proceed with declaration of the plan for the second block or for Civic Center II which is the block bounded by Lewis, Douglas, Harrison, and Calhoun Streets, which is immediately adjacent to block 2 of our current Civic Center Renewal Project. I think that with that I will introduce Nat Parrish and Dave Schiff of Raymond, Parrish, Pine & Weiner, Inc. who have done the blight investigations and have prepared the plan, and I will let them explain that to you. "

Nat Parrish explained as follows:

"Gary has described the boundaries of the Civic Center II area, I would just like to note for the record that the Civic Center I area slightly overlaps. If we had a map of that area we would find that its' southerly boundary overlaps Lewis Street, in other words included all of Lewis Street and we also have Lewis Street within the Civic Center II boundary and we were warned by your attorney that there is no problem in that the only discrepancy in detail as far as that's concerned is that the Civic Center Project for which an Urban Renewal Plan has already been adopted indicated Lewis Street was to remain open and as indicated on this map within this Urban Renewal Plan, it's to be closed. It's the attorney opinion that should the Commission and the other bodies then ratify this Urban Renewal Plan, it would supersede the other, but there may, at some point, need to be a technical admendment of the



other one if that proves to be a problem. So in any event, in terms of the boundaries, I did for the record want to point out that slight overlap, other than that the boundaries are as Gary described. Really two actions that are before the Commission tonight for consideration, one is defining a blight, which under Indiana law is a separate finding, and under which the Commission finds that because of physical and economic conditions that may exist in the area, that it is an area which is appropriate for the kind of redevelopment treatment that is later the subject of the second document which is the Urban Renewal Plan. We have presented to your staff, and as a part of the record tonight, a report which has included a survey of all of the buildings within the Civic Center II area. There are ten (10) buildings within the boundaries of the area, and a report indicates a finding that seven (7) of those ten (10) are substandard. Actually six (6) of the seven (7) are in significant state of deterioration, and one (1) is less or so but still deemed to be substandard. The report includes criteria for such a finding and is also documented with a detailed structure survey which is separately in the files of each of the buildings indicating what the various deficiencies are. Now primarily the deficient buildings are those that front on Calhoun Street, the six (6) that are seriously substandard are the six (6) as you go south from Lewis Street to Douglas Street. Those also in addition to structural substandardness, virtually all of them, are only partially occupied. One building is not occupied at all, the others may have ground floor uses, and the other upper floors are partially or not occupied at all, and there is indication that for some years now there has not been occupancy of those upper levels. The vacancy rate and lack of use indicates clearly that there is a fairly high degree of obsolescence together with the structural conditions which are part of your finding under the law. In addition to that, the land use in this area indicates that about over 2/3 of the land is not occupied with buildings. And this being a downtown, central business district area, one would expect to find a far higher degree of building utilization of the land than one finds here. There are outdoor storage areas, surface parking lots, access areas, and areas which are just not in use within that whole configuration of that Urban Renewal Project which is another indication of the economic obsolescence on the utilization of the area. Also there are not within the area intensive retail, office downtown types of uses that one might expect in a thriving downtown area. The parking areas themselves are undifferentiated, they bleed right into the adjacent, even sound buildings, so that the area doesn't exhibit a high degree of vitality and economic strength. But we think all of those factors of which I have just summarized which are elaborated on and reported together do give the commission the technical basis for a finding that the area is blighted under the provisions of your state of Indiana law. Now with that, I will move into the second criteria which is a prerequisite for the undertaking of the project and that is the finding of a public purpose for the particular undertaking. Now the removal of blight in and of itself is deemed to be one element of a public purpose in as much as the existence of that type of area has a negative effect on the economy of the downtown, the economy of the city, the image of the city, I think indications have been that when a downtown is in a state of disrepair or under utilization it reflects on the city as a whole, as people coming into town or completing investments to build plants and things like that that will employ people throughout the town, if they find the downtown is deteriorated on the way down, their image of the whole city is on the way down. So I think the evidence is clear that within this area, we have an area which is negative and is pulling down both the central business district and the city as a whole, and it's improvement is a part of the public benefit. Secondly, within the area itself is contemplated the primary use would be a conservatory which would be an important downtown element helping to draw people downtown. We have all seen the sketch, but obviously it is a very exciting inovated use of downtown that will draw people into downtown, that will lend a lot of distinction to the area, to the city as a whole, and turn an area which is now under utilized into a great asset to the city, combined with some of the other developments that are proposed in your previously adopted downtown plan, many of which are underway now, all of which are designed to weave together, to up grade the whole downtown area and to provide for a broad range of commercial and public and supportive types of uses. So the Urban Renewal Plan then is the second document, and it is designed to bring about the second element of the public need, i.e. the redevelopment of the area from what it is now into a area that will include a conservatory and perhaps some other planned permits or the compatable commercial uses when any cases that are not need for the conservatory. The plan then has requirements under the law for the permitted land uses which are listed as all of those including the conservatory, of course, which are compatable with the the downtown development including public use as restaurants, off street parking facilities, retail stores, offices, parks, plazas, open spaces and loading areas - So those are permitted uses within the Urban Renewal Plan. There are also restrictions on building height, density, floor area, coverage, requirement that any building other than the conservatory must preserve it's access to sunlight, requirements for loading and service areas, and also most importantly the limitation of the isze, but most importantly a provision that the Fort Wayne Redevelopment Commission will have, with respect to any development within this area approval of the site plan, exterior architecture, and other details as a prerequisite to developments so that in adopting the over all plan which has basic restrictions, the Commission will still retain the jurisdiction on the land at the time of its sale, at the time of any contract for sale, so that nothing can be built



without the commissions approval of the site plan and the exterior architechture, and later details. That is set forth in your Urban Renewal Plan as some of the procedural matters such as the procedure of amending a plan, the various maps are reproduced in the plan, and the length of the plan is set forth, the time of the plan is set forth as a fifty (50) year time span. With that I have tried to give you a breif summary.

If I could I would like to run through the budget for the project so that the committee will be aware of the cost and the sources of funding. This chart combines the cost for both the Civic Center II as well as the completion of block 2 of the civic Center, which is the Embassy theatre block. Our cost with aquisition, relocation, utility relocation demolition, site improvement, costs, etc., are a total of four (4) million dollars. We have programmed for our sources for the money, re-programming the money which was set aside for the semi-mall, 200,000 from the 1978 revenue sharing, 200,000 allocated from the community.

Mr. Wasson then explained the funding plan for completion of Block II and also Civic Center II Project.

Mr. Wasson further explained that our costs only are included in this budget. The cost of the conservatory will be 4 3/4 million and has already been reserved by the Foundations.

A discussion followed regarding the uses designated for the areas not covered by the Conservatory.

Mr. Weinraub moved that Resolution No. 80-52 be adopted as presented. Mr. Andreas seconded the motion and upon roll call the motion passed unanimously.

#### OTHER BUSINESS

Mrs. Zickgraf stated she had a request from Mr. Tom Archer, owner of the Tom Archer Beauty Sales for an advance payment of the immovables and one-half of the actual moving costs. He has an option to purchase a replacement building and needs the advance for a portion of the down payment.

After some discussion the Commissioners approved the advance payment with the condition that a copy of the option be given to the Commission prior to delivery of the check.

Mr. Hutner made the following statement.

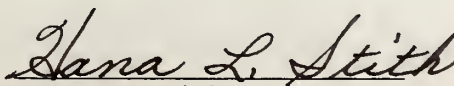
"A month and a half ago, I had the pleasure of presenting a plaque to a retiring president, but it was a pleasure to award a plaque and our thanks to the commission to an out going president. Tonight we have another plaque to award. But unfortunately it is done with, oh, I don't know should I say with displeasure, it is not something we want to do, it is not something we like to do, it is not something that any of us as commissioners, and I'm sure the trustees feel happy about. Our Executive Director Mr. Turk has taken another position, and we do have a plaque to present to you Bob, and it reads "Presented to Robert P. Turk with appreciation and gratitude for his important contributions to the betterment of Fort Wayne during his tenure as the Executive Director of the Fort Wayne Redevelopment Commission, April 76 - August 80". In a sense I think, Bob, we shouldn't have been called, with your push and your drive, a Redevelopment Commission, I think it should have been a development Commission, because nothing had been done to any great extent before you got here. I just hope that we can continue going without your being here. I know personally I feel terrible about your leaving, I know all of us do. But on the other hand in wishing you success and good luck to the benefit of the next city that will obtain your services and your talent, that we're happy for. So Robert, congradulations."

Resolution No. 80-53 - Resolution In Appreciation to Robert P. Turk For His Service As Executive Director of the Fort Wayne Redevelopment Commission

Mr. Hutner presented the Resolution No. 80-53 to the Commissioners which they approved unanimously.

There being no further business to come before the Commission, the meeting adjourned at 8:10.

Respectfully submitted,

  
Diana L. Stith, Secretary



## MINUTES OF REGULAR MEETING

DATE: July 14, 1980

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, President  
Henry F. Rood, Vice President

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Mike Dooley, Journal-Gazette  
Deborah Van Tilburg, WGL Radio  
Bill Fisher, WOWO Radio

Mr. Leonard Weinraub stated in the absence of our President, Mr. Hutner, and the absence of our Vice President, Mr. Rood, Resolution No. 80-48 has been prepared by our Attorney appointing an Acting President. He further stated that this resolution appoints himself, Leonard M. Weinraub as Acting President in the absence of Robert Hutner who is in the hospital and temporarily out of the City, and that it is necessary to have someone to act in an official capacity.

Mr. Andreas moved that Resolution No. 80-48 be adopted.

Mrs. Stith seconded the motion, and upon voice vote, all Commissioners voted "Aye".

Mr. Robinson stated that the record should show that there are three Commissioners present and that all three Commissioners voted for Resolution No. 80-48 to start the meeting.

The Acting President then called the meeting to order and asked for a roll call.

The Secretary declared three members present and that Mr. Hutner and Mr. Rood were absent.

APPROVAL OF MINUTES:

Mr. Andreas made a motion to approve the minutes of the Regular Meeting of May 12, 1980, the Public Hearing of May 12, 1980 and the Regular Meeting of June 9, 1980. Mrs. Stith seconded the motion and upon roll call, the motion passed unanimously.

VOUCHERS

Mr. Andreas moved the approval of the vouchers for the month of June, 1980 and Mrs. Stith seconded the motion. Upon roll call, the motion carried unanimously.

OLD BUSINESS

Downtown Parking

Mr. Wasson stated that Mr. Hutner had requested a report on the status of parking on the south half of the garage site. He further stated that we have had the engineers and architects prepare an estimate and a schematic drawing for the south half of Block 3 in the Civic Center Project and that we have received an estimate of \$132,000 for paving the area and are currently requesting an appropriation so that we can proceed with the parking lot.

The Commissioners discussed the parking lot at the Northwest corner of Calhoun and Jefferson Streets and the possibility of increasing the parking capacity at this lot. Mr. Leas presented a drawing of additional parking on this lot and the costs of additional spaces. After further discussion, the Commissioners approved the expenditure of \$500.00 to increase the parking at this location.



## NEW BUSINESS

### Opening of Bids - Broadway Block

Mr. Turk stated that no bids were received after proper advertising. He further stated that we will again contact the West Central Association and others who have expressed an interest previously in this parcel and attempt to market it yet this year.

### Resolution No. 80-42 - Resolution Approving Additional Expenditure of \$177,000 from Capital Budget for Embassy Theatre Renovation

Mr. Turk explained that this Resolution authorizes the additional expenditure of \$177,000 for the Embassy Theatre renovation that was approved in the Budget of 1980 in the Capital Fund. He further stated that the Commission had previously approved the expenditure of \$223,000 at a previous meeting and this \$177,000 would be the balance of the \$400,000 appropriated.

Mrs. Stith moved the Resolution No. 80-42 be adopted as presented. Mr. Andreas seconded the motion and upon roll call, the motion passed unanimously.

### Resolution No. 80-43 - Resolution Approving Execution of Contract with Embassy Theatre

Mr. Turk explained that the attorney had prepared a Contract with the Embassy Theatre Foundation for the renovation of the seats in the Theatre. The full costs of the seats is \$254,971.36. At the previous meeting, \$223,000 was approved as an expenditure. By Resolution No. 80-42, an additional \$177,000 of expenditures was approved. This agreement only designates \$254,971.36 to be paid for renovation of the seats, and the remaining amount of \$145,028.64 will have to be placed under another Agreement when the Embassy and its architects come in with the recommended items for that amount.

Mrs. Stith moved that Resolution No. 80-43 be approved as presented.

Mr. Andreas seconded the motion and upon roll call, the motion was approved unanimously.

### Status Report - Parking Garage

Gary Wasson reported that the construction of the parking garage is approximately 50% completed. The contractor has essentially finished all the pours on the west half of the garage and they will begin the construction on the east half of the structure with the opening of the garage scheduled for October, 1980.

### Status Report - Relocation

Mrs. Zickgraf reported that all businesses in Block II have now stated that they have found relocation sites, and are in the process of getting their new sites ready for their businesses and will start moving in August. We expect all of them to be relocated by October.

### Report on the Hotel UDAG

Mr. Turk stated that although no letter has arrived in the Mayor's office that we are aware of, it is our understanding that the UDAG application for \$4,000,000 has been rolled over by HUD into the next quarter for consideration in the October approval. He further said that he and the Mayor will be meeting with congressional representatives to see what needs to be done to strengthen the application so that it will get funded in time for the hotel to start construction this spring. Mr. Turk stated that he would keep the Commissioners informed on developments.

### Request for Extension of Time for Take-Down of Land in West Main Street Project by Midtown Developers

Mr. Turk explained that he had received three letters requesting an extension of time for Midtown to purchase and take possession of the land for construction of the office building in the West Main Street Project. One letter was from Mr. Zacher and two letters from the Mayor's office which supports the request. The Mayor and the Community Development Department feel that it is very useful to prepare an Urban



Development Action Grant application since our plan calls for a parking garage on the block across from the Mid-town office building. He explained further that it is the feeling of the administration that by using the investment that Midtown plans to put into the office building that they may be able to convince HUD that HUD should make a UDAG contribution to the construction of the parking garage. The staff of CD & P are preparing an application, and Public Hearings will be conducted shortly and the application will be submitted on or before July 31st.

After some discussion, Mr. Andreas made a motion to grant the extension of time to Midtown Developers to November 5, 1980.

Mrs. Stith seconded the motion and upon roll call, the motion carried unanimously.

#### Request from Mrs. Rothert for a Temporary Parking Area for 30 Days - West Main Street Project

Mr. Weinraub read a letter from DuJour Restaurant requesting a temporary parking area for 10 cars to enable them to have parking facilities when they open their new restaurant. They are requesting this parking facility for 30 days only in order to start building a clientele.

A discussion followed. Mr. Robinson stated that if the area decided upon is in the area under contract to Mr. Zacher, he would have to consent to the lease as they have an equitable interest in the land.

Mr. Andreas made a motion that DuJour Restaurant be granted permission to have parking for 10 or 15 cars in the West Main Street Block III area along Harrison Street provided that any preparation for parking be at their expense and that a liability insurance policy be provided.

Mrs. Stith seconded the motion and upon roll call, the motion carried.

#### Resolution No. 80-44 - Resolution Authorizing Executive Director to Employ Appraisers to Update Appraisals for Block IV, Main Street Project to Include Lease Terms for 25 to 40 Years.

Mr. Turk explained that this resolution has to do with the site for the proposed parking garage on Block IV of the Main Street Project. In order for Midtown to participate in the UDAG that CD & P is preparing, it will be necessary for Midtown to show that they have a control over this land either through a normal sales contract or a long term lease. Midtown prefers a long term lease and our appraisers have not been asked to value a long term lease. Mr. Meisner has been contacted and he stated that he could use his present market value appraisals to set prices for a 20, 30 and 50 year lease. He agreed to contact Mr. Roth so that they could make a proposal for this valuation.

Mr. Turk further stated that the cost for the update is expected to be minimal, but that when the figures were received, the Commission would be notified.

Mr. Andreas made a motion to approve Resolution No. 80-44. Mrs. Stith seconded the motion and upon roll call, the motion carried unanimously.

#### Discussion Regarding a Temporary Parking Lot, Block IV, West Main Street Project

Mr. Turk explained to the Commissioners that the staff had discussed the possibility of constructing a temporary parking lot on Block IV similar to that at the corner of Jefferson and Calhoun Streets as they felt this would ease some of the parking problems on the Landing. He further explained that if the UDAG is not granted that we would be required under the plan to put in a paved parking area that would service the office building during the day and the Landing area in the evening.

Mr. Leas stated to the Commissioners that the Engineer's estimate for the cost of construction of the paved Parking Area would be about \$45-48,000.

Mr. Turk explained that we had requested this amount in the budget for 1981 Capital Funds. Mr. Turk further explained that we would like to have our engineer complete the design so that if the application for the parking garage is not approved by HUD we could go ahead with bidding for the parking area.

After further discussion, Mrs. Stith made a motion to approve the request for completion of a design for the parking area. Mr. Andreas seconded the motion and upon roll call, the motion carried unanimously.



Resolution No. 80-45 - Resolution Approving Change Order No. 1 to Contract With Gateway Construction Company

Mr. Wasson informed the Commissioners that this is a change order regarding Gateway Construction Company who has the contract for putting in new sidewalks and curbs around East Central Towers and that after the contract was awarded, it was found that some sidewalks under the contract to be removed had already been removed and that this change order is a deduct.

Mr. Wasson further stated that at the time the contract was awarded, the Commissioners had had some discussion regarding Gateway because we had had some trouble getting references. Everyone has been extremely satisfied with their work, they are well ahead of schedule and have now received other contract work from the City of Fort Wayne.

Mrs. Stith made a motion to approve Resolution No. 80-45 and Mr. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-46 - Resolution Declaring Schenkel & Scheele in Default on Proposal for Parcel 8 and 1/2 of 7 in Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Weinraub introduced Resolution No. 80-46 and asked if anyone was present from Schenkel and Scheele.

Mr. Wasson replied negatively. He explained to the Commissioners that Schenkel and Scheele had given us a deposit of \$646.44 and submitted a proposal on Parcel 8 and 1/2 of 7. We had the property appraised, submitted a request to HUD for concurrence of selection of the developer, had a contract prepared and sent it to Schenkel and Scheele for their signature. We have tried to contact them on numerous occasions both by telephone and writing and have had no response from them. Since it has been one year since the contract was sent to them without reply, we are requesting the Schenkel and Scheele be declared in default and recommend the Commission retain the \$646.44 good faith deposit.

After some discussion, Mr. Andreas made a motion to approve Resolution No. 80-46.

Mrs. Stith seconded the motion, and upon roll call, the motion was approved unanimously.

J.J.R. Corporation

Mr. Wasson explained that we had received a letter from the JJR Corporation which had submitted an offer to purchase Parcels 19, 20 and 23 in the Hanna-Creighton area to construct their new offices and garage and training facilities. They have requested that their offer be withdrawn and their deposit of \$2,000 be refunded. They are basing this on the fact that they lost their contract with the Fort Wayne Community Schools which is a major portion of their business. We are recommending the return of the good faith deposit.

Mr. Weinraub recommended that the amount of \$725.00 that was spent on appraisals be deducted from the good faith deposit and the remainder returned to them.

Mrs. Stith made a motion to deduct the amount of \$725.00 for expenses and return the remainder of the good faith deposit to J.J.R. Corporation.

Mr. Andreas seconded the motion and on roll call, all members present voted "AYE". The motion carried.

Resolution No. 80-47 - Resolution Granting Waiver of Requirement of Three (3) Estimates from Outside Movers in Order to Relocate Ravenscroft Beauty College.

Mr. Wasson explained that we have an estimate from the construction company known as Construction, Inc. for costs for the physical changes that are required either by the fire marshall or other things that we are required to do under the regulations. We are requesting a waiver of the three bids required for this work so that the contractor can go ahead and do the work for Ravenscroft. Ordinarily we are required to have three bids for the work, however, we do want our engineer to look over the figures to make sure that they are in line with the type of work that is necessary. They are asking for the waiver because they are under a time limit and it would take too much time to get the three estimates from three companies.

A discussion followed.



Mr. Turk recommended to the Commission that they grant the waiver of the three bids but that Mr. Leas obtain an independent bid from another contractor to test the validity of the charges. This independent contractor's bid will be paid for by us.

Mr. Andreas moved the adoption of the resolution with the added stipulation that the staff and engineer are to receive a firm estimate of costs on the same work set out by the contractor as costs to be paid by the Redevelopment Commission.

Mrs. Stith seconded the motion and upon roll call, the motion carried unanimously.

Resolution No. 80-49 - Resolution of the Fort Wayne Redevelopment Commission Approving Salaries for the Employees of the Commission

Mr. Weinraub explained that this resolution has to do with the salaries for employees of the Commission, effective September, 1980. We are passing this resolution in accordance with state statutes and recommending that the Mayor include these salaries in their budget presentation to the City Council.

|                      |          |
|----------------------|----------|
| Executive Director   | \$31,000 |
| Deputy Director      | 23,000   |
| Project Technician   | 13,793   |
| Financial/Relocation |          |
| Specilaist           | 17,489   |
| Executive Secretary  | 12,900   |

Mr. Andreas made a motion to approve Resolution No. 80-49. Mrs. Stith seconded the motion and upon roll call, the motion carried.

Resolution No. 80-40 - Resolution Accepting Resignation of the Executive Director

Mr. Weinraub explained that the next order of business is something he does not like to present. He stated that the Commissioners have a letter from Mr. Turk addressed to Mr. Hutner stating that he is resigning as Executive Director of the Fort Wayne Redevelopment Commission effective in 4 to 6 weeks. The letter reads as follows:

An important opportunity for professional advancement in my career has been offered to me and after giving the offer careful consideration, I have agreed to accept it. I am, therefore, advising you of my decision to resign as Executive Director of the Fort Wayne Redevelopment Commission. The resignation is to be effective in four (4) to six (6) weeks.

The decision is based solely on the quality of the offer as it relates to career and compensation objectives. I am not anxious to leave this Commission. I have only the best feelings and highest regard for the Commissioners and am deeply grateful for their dedication to developing and supporting a very strong redevelopment program for this Community. I have been very fortunate to be your Executive Director the past 4 1/2 years and to have benefited from the Commissioners understanding, support and active work to effectively revitalize Fort Wayne's downtown and assure its long-term health, to produce substantial new housing for the community, to provide new light industrial growth and employment opportunities. To get a program of this size and importance going for Fort Wayne requires vision, courage and leadership on the part of the Commissioners. The Commission has also protected the staff, its attorneys and its program from undue political interference thus increasing the Commission's long-term effectiveness and integrity. This too has made the job easier. I know that a director can be only as good and effective as his Board helps him to be. I thank you for your help, support, advice and hard work.

I also owe a large debt to the staff. They are among the most capable, talented, trustworthy and hardworking people with whom I have ever worked.

Your next director will be very fortunate, indeed, to inherit this quality of staff. This is particularly on my mind as I prepare to leave for my next position.

I am confident that the Commissioners can rely on the staff to carry on during the period when you will be recruiting for a new director. During that time you should consider appointing Gary Wasson as Acting Director. You should discuss this possibility with Gary.



Before I do actually leave, I will prepare for you a status summary of pending issues and how these can be handled.

I look forward to my new situation as Executive Director of the Redevelopment Authority of Kansas City, Missouri. I leave Fort Wayne and the Redevelopment Commission with only the friendliest feelings for the Commissioners and the staff and with the knowledge that the projects we started are well on the way to successful completion in the months ahead.

Mr. Andreas stated that with regret, he moved approval of Resolution No. 80-50.

Mrs. Stith stated that she seconded it with even more regret as Mr. Turk has been a terrific director.

Mr. Weinraub asked for roll call and all Commissioners approved the Resolution with regret. Motion was carried.

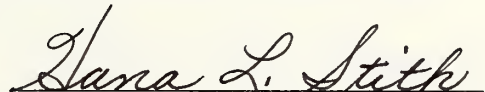
Resolution No. 80-51 - Resolution appointing an Interim Director and Appointing A Search Committee

Mr. Weinraub explained that this resolution has to do with appointing Gary Wasson as Interim Acting Director of the Redevelopment Commission and also appointing himself and Mr. Andreas as a search committee to find a new Executive Director. He further stated that he would suggest that the staff be instructed to advertise for an executive director and to cut off the applications as of September 1, 1980.

Mrs. Stith moved the adoption of Resolution No. 80-51 and Mr. Andreas seconded the motion. Upon roll call, the motion was approved unanimously.

There being no further business to come before the meeting, the meeting was adjourned at 9:10.

Respectfully submitted,

  
Hana L. Stith, Secretary



## MINUTES OF REGULAR MEETING

DATE: June 9, 1980, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT: None

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Darrell G. Post, Ronald L. Bonar &  
Associates  
Philip S. Bonahoom, Embassy Theatre  
Foundation  
Mrs. Philip S. Bonahoom  
Anthony Ficaro, Figaro's  
William Moody, West Central Neighborhood  
Association  
Mike Dooley, Journal-Gazette  
1 cameraman from Channel 33

The President called the meeting to order at 7:35 P.M. and announced that all members were present except for Mrs. Stith, who was expected shortly.

### APPROVAL OF MINUTES

Mr. Leonard M. Weinraub made a motion for approval of the minutes of the Public Hearing and Special Meeting of April 16, 1980, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

### VOUCHERS

Mr. Leonard M. Weinraub moved the approval of the Vouchers paid in May, 1980, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

### OLD BUSINESS

#### Downtown Parking

Mr. Hutner brought up the continuous problem of parking in the downtown area and wondered if something couldn't be done.

Mr. Turk replied that there would be a definite report at the next Commission meeting. He mentioned that there will be a permanent parking lot available for use by October, 1980.



## NEW BUSINESS

Mr. Hutner recognized Mr. Leonard M. Weinraub for his service as President of the Redevelopment Commission for the past four (4) consecutive terms and presented him with a plaque and resolution expressing the Commission's appreciation and gratitude.

Mr. Hutner read the following resolution:

RESOLUTION IN APPRECIATION TO LEONARD M. WEINRAUB  
FOR HIS SERVICE AS PRESIDENT OF THE FORT WAYNE  
REDEVELOPMENT COMMISSION

WHEREAS, the Fort Wayne Redevelopment Commission wishes to recognize the leadership and devoted service of its past President, Leonard M. Weinraub, who served four (4) consecutive terms as this Commission's President, from January 5, 1976 to January 2, 1980.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, that:

1. The Fort Wayne Redevelopment Commission acknowledges the vast personal energy and time that Leonard M. Weinraub freely gave to fulfill his duties and responsibilities.
2. The Fort Wayne Redevelopment Commission acknowledges the progress achieved in its programs and projects due in great measure to Leonard M. Weinraub's active leadership and strong desire to improve the City of Fort Wayne.
3. The Fort Wayne Redevelopment Commission hereby expresses its appreciation and gratitude to Leonard M. Weinraub for his important, individual contributions to the betterment of our community during his term as President of the Fort Wayne Redevelopment Commission.

Mr. Henry F. Rood moved the adoption of the resolution recognizing Mr. Weinraub's service, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Weinraub thanked the members of the Commission.

## Embassy Theatre Foundation

Mr. Hutner acknowledged the presence of Mr. Philip Bonahoom, President of the Embassy Theatre Foundation.

Mr. Bonahoom introduced his wife to the Commissioners. He stated that he was aware the Redevelopment Commission had funds available in their budget that could be allocated for a capital improvement



project for the Embassy Theatre fund. He related that he is present this evening on behalf of the Board of Directors to ask if the Commission would consider their project. Mr. Bonahoom explained that they just received a \$60,000 grant to match a \$60,000 grant from the Department of Natural Resources to be used to restore the walls of the auditorium. He went on to say that they have bids for installing new seats, which will come to an approximate cost of \$200,000. He stressed the importance that this project be funded and went through the procedure involved in redoing the seats. He added that due to the fact that this is a historical restoration project, the seats will be redone in their identical fabric.

Mr. Hutner questioned if the interior of the Embassy would be completely refurbished by this fall.

Mr. Bonahoom related that the auditorium itself would be completed. He said the Foundation is working to get figures for carpeting and mentioned that they have an estimate for curtains.

Mr. Rood asked if the whole auditorium was going to be carpeted.

Mr. Bonahoom responded that only the aisles would be carpeted. He said that they have no figure amounts at this time. Mr. Bonahoom mentioned that the framing of the seats will remain.

Resolution No. 80-37 - Resolution Authorizing A Capital Fund Expenditure - 1980 Budget

Mr. Leonard M. Weinraub moved to approve that the available funds be used to refurbish the seats in the Embassy Theatre. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-31 - Resolution Approving The Awarding Of A Demolition Contract For The Civic Center Renewal Project, Block II

Mr. Wasson informed the members of the Commission that the staff requested bids on demolition of Block II in the Civic Center Renewal Project, which is the Embassy block. He stated that five (5) bids were received, with Martin, Incorporated of Fort Wayne having the lowest bid of \$224,315. He stated that Mr. Leas has reviewed the bids and prepared a letter recommending that Martin, Incorporated be selected for the project.

Mr. Weinraub inquired as to when demolition could begin.

Mr. Turk related that the Commission owns all the buildings and hopes to have all the relocation completed by August, 1980.

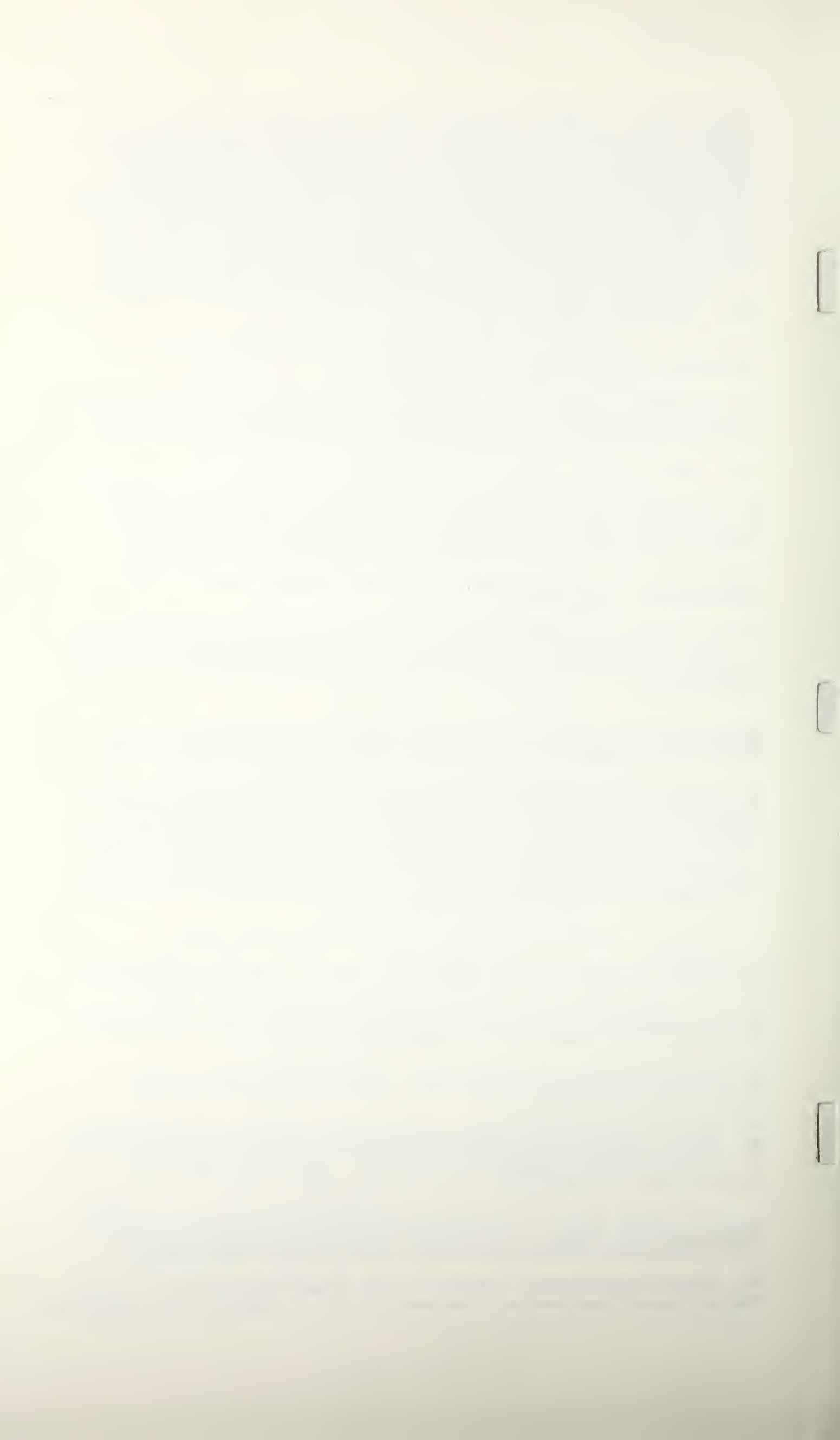
Mr. Rood asked if the Commission should proceed with this work if all the other blocks are not completed as yet.

Mr. Turk responded affirmatively. He explained that vacant buildings are subject to fire and other hazards.

Mr. Leonard M. Weinraub made a motion for adoption of Resolution No. 80-31 awarding the demolition contract to Martin, Incorporated. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-32 - Resolution Selecting Contractor For Curbs And Sidewalks, East Central Towers, East Central NDP Project

Mr. Wasson reminded the members of the Commission that it is the Redevelopment Commission's responsibility to construct the sidewalks



and curbs around the East Central Towers Project site. He explained that the Commission went out to bid and received ten (10) bids. He informed the Commissioners that the low bidder was Gateway Construction Company at \$40,348. Mr. Wasson stated that Darrell Post of Ronald L. Bonar & Associates has reviewed the bid packages and has prepared a letter recommending that Gateway Construction Company be chosen as contractor with the following stipulations: (1) that references on the types of jobs that they have done in the past be furnished, and (2) that Gateway Construction Company be made aware that the construction has to be completed within forty-five (45) calendar days after the date of the Notice to Proceed.

Mr. Weinraub inquired as to the owner of Gateway Construction Company.

Mr. Wasson informed the members of the Commission that Mr. Henry Gaines owns the company. He reported that Mr. Gaines has done previous work for the Commission. Mr. Wasson said that Gateway Construction Company has been approved with the Right-Of-Way Department.

Mrs. Stith remarked that Gateway Construction Company is a good firm.

Mr. Turk said that adequate technical advices have been received from the engineer.

Mr. Weinraub inquired as to when the contractor could begin.

Mr. Post replied that they could begin working tomorrow.

Mr. Leonard M. Weinraub moved the adoption of Resolution No. 80-32 selecting Gateway Construction Company with the stipulations given. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-33 - Resolution Approving Renewal Of Contract For Professional Legal Services

Mr. Hutner stated that the Commission has always received good quality legal services from the firm of Rothberg, Gallmeyer, Fruechtenicht & Logan.

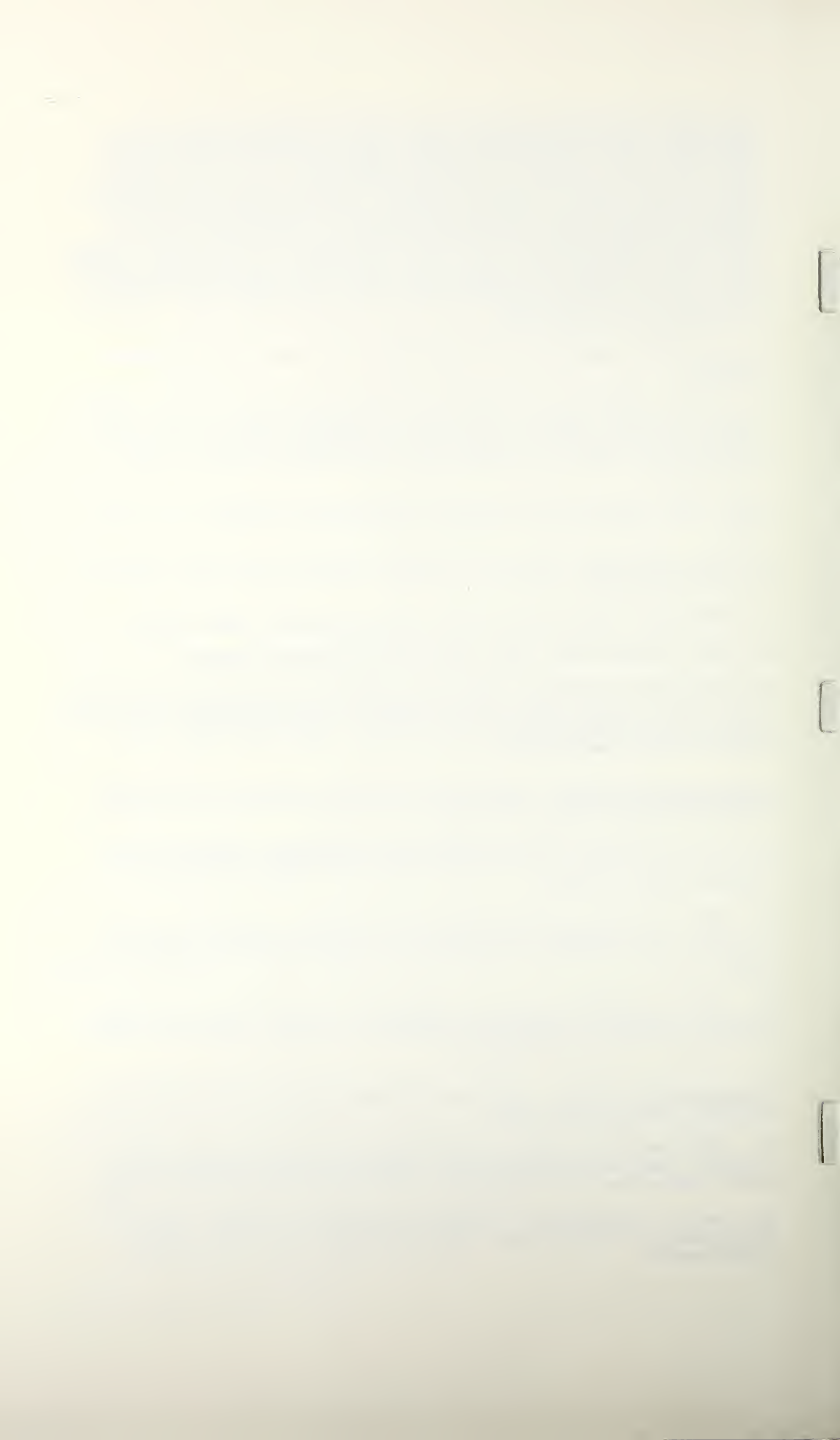
Mr. Turk referred to the increase in salaries indicated in the Contract and informed the Commission members that Mr. Robinson will be paid \$50.00/per hour and Mr. Logan will be making \$60.00/per hour.

Mr. John L. Andreas moved the approval of Resolution No. 80-33, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-34 - Resolution Authorizing The Execution Of A Contract For Sale Of Land

Mr. Turk mentioned that the staff has received the good faith deposit from the Old Drug Rehab Company and that Resolution No. 80-34 authorizes the execution of the Contract for Sale of Land.

Mr. Henry F. Rood made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.



Resolution No. 80-35 - Resolution Approving Contract For Technical And Planning Consultant Services

Mr. Turk related that the staff feels the excellent technical and planning consultant services the Commission has received from Raymond, Parish, Pine & Weiner are indispensable, and it is felt that their services are still required. Mr. Turk asked for approval of the renewal of their Contract.

Mr. Leonard M. Weinraub moved the adoption of Resolution No. 80-35, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-36 - Resolution Approving A Listing Contract Between City Of Fort Wayne, Department Of Redevelopment, And Joe N. Goldstine & Son In Connection With The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. John L. Andreas made a motion for approval of Resolution No. 80-36, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion passed unanimously.

Approval of Payment for Typewriter

Mrs. Zickgraf reminded the Commission members of their approval to purchase a new typewriter for the Executive Secretary on the staff in June of 1979 in the amount of \$1,335. She explained that when it was delivered the keyboard was in Spanish. At that time, IBM came out with a newer Model 75 typewriter that is far superior to the model previously ordered. The Model 75 had the ability to store a complete 2-page letter or more, whereas the other model could only store a few phrases. Mrs. Zickgraf related that the staff feels this newer Model 75 would more suit the Commission's needs, and the staff is asking for approval of an added expenditure of \$735.00 to cover the additional cost.

Mr. Henry F. Rood moved the approval of the payment for the additional cost for the typewriter. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Review of 1981 Budget

Mr. Turk went over the 1981 Budget with the Commission members. He reported that there have been some adjustments within the various line items, but the 1981 Budget has not increased in the total amount.

Mr. Rood questioned if the insurance item in the General Budget was for buildings the Commission has acquired.

Mrs. Zickgraf responded negatively. She explained that the insurance line relates to the employees' health and life insurance and workmen's compensation.

Mr. Weinraub inquired as to the status of the bond issue and the work with Lonnie Therber.

Mr. Turk stated that the Commission staff has been working with Mr. Therber and that it is contemplated the Commission will have the money in August or September of this year.

Mr. Turk referred to the funds available in the Capital Budget for the Embassy Theatre.



Mr. Rood inquired if the \$300,000 line item is the one that is allocated for the Embassy.

Mr. Turk responded negatively.

Mr. Turk informed the members of the Commission that the City Council is required to approve this 1981 Budget by the end of August.

Mr. Leonard M. Weinraub moved the approval of the 1981 Budget, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Weinraub questioned if any employee salaries have been projected.

Mr. Turk responded negatively.

Mrs. Zickgraf explained that when the Union has come to an agreement and completed their negotiations, an amount will be submitted.

Mr. Rood suggested that the Commissioners recommend salaries to the City for the staff members.

Mr. Hutner suggested that the Commissioners sit down with the Executive Director and go through each individual staff member.

Mr. Turk felt the Commission members should proceed with this matter through the Mayor.

The Commissioners agreed to meeting separately and discussing the matter further.

#### Interim Use of Broadway Block

Mr. Wasson informed the members of the Commission that the West Central Neighborhood Committee has requested permission to use the area surrounding the West Central Neighborhood building for some of their summer activities during the day. He indicated that Mr. Moody from the West Central Association was present this evening to answer any questions.

Mr. Moody told the Commissioners that the West Central Neighborhood has a 5-week summer program which begins July 8th and lasts through the second week of August.

Mr. Turk related that the use of this area would not be in conflict with the potential sale of the land. He pointed out that liability insurance would have to be obtained by the West Central Neighborhood Committee.

Mr. John L. Andreas made a motion for approval, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

#### Resolution No. 80-38 - Resolution Approving Development Plans And Rehabilitation Proposal Of Anthony Ficaro For 613 South Harrison Street

Mr. Wasson reiterated that at a previous meeting Mr. Anthony Ficaro addressed the Commission members and discussed his plans to develop a restaurant. He explained that because the area is located within the West Main Street Renewal Project Amended, the plans have to be approved by the Redevelopment Commission.



Mr. Ficaro told the Commissioners that his restaurant is located in a three (3) story building. He related that he has received all of the proper approvals, but that the sewage use still has to be clarified. Mr. Ficaro showed his plans to the Commission members.

Mr. Wasson indicated that the last sheet shows the structure at present and how it will look after the restoration project is completed.

Mr. Rood inquired if any of the upper floors will be used.

Mr. Ficaro replied that he hopes to use them if he can obtain the necessary fire escape route easement south of his building.

Mr. Weinraub recommended that the Commission staff help Mr. Ficaro with this matter.

Mr. John L. Andreas moved the approval of Resolution No. 80-38, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-39 - Resolution Approving Change Order No. 3 To Contract No. D-3 With L. I. Griffin & Sons, Inc.

Mr. Leas explained that Change Order No. 3 was issued to extend the Contract completion date to August 23, 1980.

Mr. John L. Andreas moved the approval of Resolution No. 80-39, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-40 - Resolution Approving Change Order No. 2 To Demolition Contract No. D-2 With Martin, Inc.

Mr. Leas explained that Resolution No. 80-40 is just a formality. He told the members of the Commission that Change Order No. 2 removes the existing tanks below the Contract limit line of four (4) feet.

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 80-40, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion was approved unanimously.

Resolution No. 80-41 - Resolution Approving Change Order No. 3 To Demolition Contract No. D-1 With Martin, Inc.

Mr. Leas explained the work involved in Change Order No. 3 to the members of the Commission, which came to a decrease in the Contract amount to total \$20,623.

Mr. Leonard M. Weinraub moved the approval of Resolution No. 80-41, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

OTHER BUSINESS

Bill from Rothberg, Gallmeyer, Fruechtenicht & Logan

For professional legal services rendered during April and May, 1980 in the amount of: \$1,577.50

Bill from Ronald L. Bonar & Associates, Inc.

For consulting services from February 18, 1980 thru May 25, 1980 totalling: \$1,291.46



Mr. John L. Andreas moved the approval of both bills from Rothberg, Gallmeyer, Fruechtenicht & Logan and the one from Ronald L. Bonar & Associates, Inc. Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion passed unanimously.

Rent Reduction for Thomas S. Archer

Mr. Turk referred to a letter the Commission received dated June 3, 1980 from Mr. Thomas S. Archer explaining that the air conditioner located in the structure at 1106 South Calhoun Street is defective and asking the Redevelopment Commission to consider a rent reduction for the duration of the occupancy until the end of August. Mr. Turk told the Commissioners that he asked Mr. Otte to check this matter out, and it was found that the Commission is not responsible for this defective air conditioner.

Mrs. Stith asked if the air conditioner would be considered an immovable.

Mr. Turk related that it is part of the real estate.

Mr. Rood asked if the staff has received any indication as to when Mr. Archer plans to relocate.

Mr. Turk told the Commission members that he has asked Mr. Archer on several occasions, but has not received any definite word as yet.

The Commissioners agreed that the request be rejected.

ADJOURNMENT

Mr. Leonard M. Weinraub moved for adjournment, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously, and the meeting was adjourned at 9:10 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF REGULAR MEETING

DATE: May 12, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT: Robert W. Hutner, President

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Mark Gensic, Ronald L. Bonar & Associates  
Anthony Ficaro, Figaro's  
Vincent J. Backs, Attorney  
Al J. Zacher, Zacher Real Estate  
Mike Dooley, Journal-Gazette  
1 other media person

The Regular Meeting was called to order by Mr. Rood at 7:11 P.M.

Mrs. Stith noted that all Commission members were present except for Mr. Hutner.

VOUCHERS

Upon a motion by Mr. John L. Andreas and a second by Mr. Leonard M. Weinraub, the Vouchers paid in April, 1980 were approved. Upon roll call, the motion passed unanimously.

OLD BUSINESS

Resolution No. 80-21 - Resolution Approving Reduction In Monthly Rental For Tenants In The Civic Center Renewal Project

Resolution No. 80-23 - Resolution Approving Reduction In Monthly Rental For Tenant In The Civic Center Renewal Project

Mr. Rood referred to the last Commission meeting when Mr. Archer requested a rent reduction for his property. He related that the Commission asked for further information; however, as of this date the Commission has not received any information. He pointed out, however, that Mr. Reilly has submitted a letter to the Commission, but does not have appropriate data to substantiate a reduction in his rent.

Mr. Leonard M. Weinraub made a motion that the Commission reject the requests for rent reductions. Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.



## NEW BUSINESS

Resolution No. 80-24 - Resolution Recommending To The Common Council Of The City Of Fort Wayne Adoption Of The Declaratory Resolution Designating 315 West Washington Boulevard As An Urban Development Area

Resolution No. 80-25 - Resolution Recommending To The Common Council Of The City Of Fort Wayne Adoption Of The Declaratory Resolution Designating 201 East Wayne Street As An Urban Development Area

Mr. Leonard M. Weinraub moved the adoption of Resolution Nos. 80-24 and 80-25, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-26 - Resolution Authorizing The Offering Of Real Estate For Sale In The West Central Neighborhood Development Program Area (Project IND. A-14)

Mr. Wasson informed the Commission members that Resolution No. 80-26 relates to the property between Wilt, Lavina, Broadway and Van Buren Streets in which the use was changed to commercial. This resolution makes the land available for public bid. Sealed bids will be received, and the highest and best bidder will be selected. He remarked that this must be sold at the minimum price of at least \$43,000.

Mr. Turk stated that the passage of Resolution No. 80-26 will direct the staff to advertise.

Mr. John L. Andreas made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-27 - Resolution Approving An Amendment To Contract For Professional Services With Laventhol & Horwath

Mr. Turk explained that this is an amendment to the Contract with Laventhol & Horwath which has permitted the Commission to obtain additional services to complete work necessary for the Commission and the Convention Authority for a financial study of the Landmark proposal. He stated that this will be the final amendment to the Contract and that he would like to close it out.

Mrs. Hana L. Stith made a motion for adoption, and Mr. Leonard M. Weinraub seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-28 - Resolution Selecting Contractor For Weed Cutting And Site Clean-Up Of Properties Owned By Redevelopment Commission

Mr. Rood went through the Specifications with the other Commission members.

Mr. Turk informed the Commissioners that he asked Mr. Otte to discuss this work with Mr. Hughes of Ex-L Temporaries, and he referred to the proposal received from Ex-L Temporaries.

Mr. Weinraub wondered if the cost involved in doing the job shouldn't be a lump sum instead of by the hour.

Mrs. Zickgraf replied that it depends on the weeds and dispose between now and then. She mentioned that it would not be more than \$500.00 each time and that previous bids received were much higher than ones submitted from Ex-L Temporaries.



Mr. Turk pointed out that Mr. Otte will be overseeing the work, as he has done in the past.

Mr. Leonard M. Weinraub made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Weinraub questioned if there would be a problem because the Commission only obtained one (1) bid.

Mrs. Zickgraf explained that jobs for \$5,000.00 or over require that you obtain public bid.

Resolution No. 80-29 - Resolution Approving Design For Sidewalks, Curbs, And Related Items In The East Central Neighborhood Development Program Area

Mr. Wasson reported that part of the Commission's responsibility was to provide sidewalks and curbs around the East Central Towers Project. He related that an agreement has been reached with the Department of Community Development & Planning whereby they will pay for these improvements, while the Commission puts them out to bid and selects a contractor to do the work. He introduced Mark Gensic of Ronald L. Bonar & Associates to the members of the Commission and related that he is here to explain the plans for this project.

Mr. Turk explained that the Commission members this evening should review the design and provided that it meets approval, the Commission will go out to bid.

Mr. Weinraub asked if the bidding would be on the existing curbs and sidewalks or for new ones.

Mr. Gensic showed the plans to the members of the Commission.

Mr. Turk remarked that the Commission's Engineer has reviewed the existing curbs and sidewalks around the East Central Towers site and found them to be not adequate.

Mr. Leas agreed. He added that the City requires a certain type of curb and sidewalk and that the existing ones did not meet those specifications.

Mr. Weinraub inquired as to the engineering cost for the project.

Mr. Gensic responded that the cost would be approximately \$70,000 or \$80,000 for the sidewalks and curbs.

Mr. Leonard M. Weinraub made a motion for approval of Resolution No. 80-29, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Wasson indicated that bids would be opened on June 5th at 10:00 A.M.

Resolution No. 80-30 - Resolution Approving Change Order No. 1 To Contract With Bercot, Inc.

Mr. Wasson related that the purpose of this Change Order is for a reduction in the amount that was originally allocated. He explained that Martin had a certain amount of backfill that they already had on the site and Bercot used some of their material; consequently, the reduction in the Contract.



Mr. John L. Andreas made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

#### OTHER BUSINESS

##### Mid Town Development Company

Mr. Turk reported that several weeks ago, the staff sat down with the Mid Town Development group to work out items on their Land Sale Contract. He related that he had hoped to have the Contract ready to be executed this evening; however, some minor changes need to be made. He suggested that the Commission members authorize the President or Vice President to sign the Contract upon approval from the Commission's attorney that these minor changes have been made.

Mr. Zacher pointed out that the Mid Town Development group has major commitments with architects and would like to be able to proceed with the project.

Mr. Rood mentioned that he is satisfied with the developer and the amount.

Mr. Turk stated that the items in the Contract to be changed relate to certain actions and when they are to be submitted to the Commission (eg. the August 15th date of commencement of construction, developers concerned with the equity, granting extension of time). Mr. Turk recommended that the Commission members consider a provision of granting Mid Town Development Company an extension, if reasonable, in time without stipulating a specific date.

Mr. Leonard M. Weinraub moved that the Commission staff and the Commission's attorney be authorized to work out the minor details of the Contract for Mid Town Development Company. Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Zacher mentioned that Mid Town Development Company has their bonding firmed up.

##### Figaro's 613 South Harrison Street

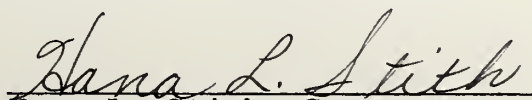
Mr. Anthony Ficaro, owner of Figaro's, requested that an easement be granted for 613 South Harrison Street and petitioned Mid Town Development Company and the Redevelopment Commission to work something out together.

Mr. Turk suggested that Mid Town Development Company discuss this matter with their architect and get back to the Redevelopment Commission on this matter.

#### ADJOURNMENT

Upon a motion for adjournment by Mr. Leonard M. Weinraub and a second by Mrs. Hana L. Stith, the meeting was adjourned at 7:47 P.M. The motion carried unanimously.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF PUBLIC HEARING

DATE: May 12, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
Leonard M. Weinraub  
John L. Andreas

MEMBERS ABSENT:

Robert W. Hutner, President

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Mark Gensic, Ronald L. Bonar & Associates  
Earl N. Fielding, Northwest Properties  
William J. Brutton, Jr., Credit Bureau  
of Fort Wayne  
Mike Dooley, Journal-Gazette  
1 other media person

Mr. Rood called the public hearing to order at 7:00 P.M. He related that the purpose of the hearing this evening is to hear and receive comments regarding Resolution Nos. 80-24 and 80-25 which recommend to the City Council adoption of the declaratory resolutions designating 315 West Washington Boulevard and 201 East Wayne Street as urban development areas. Mr. Rood stated that legal notices were published in the Fort Wayne Journal-Gazette and News-Sentinel on Wednesday, April 30, 1980 and Wednesday, May 7, 1980, and the Commission will provide an opportunity this evening for all persons and organizations wishing to express their views with respect to these designations. He asked that anyone wishing to file a written remonstrance or objection do so during this hearing, and that all statements should be brief and to the point and each speaker should come forward and give their name, address, and/or organization. Mr. Rood requested that those wishing to make a statement on the resolution regarding 315 West Washington Boulevard do so at this time.

Mr. Brutton of the Credit Bureau introduced himself to the members of the Commission. He explained that they relocated from the building on Calhoun Street due to urban renewal and are requesting a tax abatement on their new location.

Mr. Andreas inquired as to the kind of cost involved in construction.

Mr. Brutton replied that it would be approximately \$300,000 for the upper level of the building. He mentioned that the lower level has not been done as yet.

Mr. Rood thanked Mr. Brutton for expressing his concern.

Mr. Rood then asked if anyone present would like to comment on the resolution for 201 East Wayne Street.

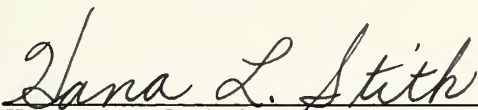


Mr. Fielding of Northwest Properties, Inc., introduced himself to the Commissioners and related that his company is responsible for the renovation of the old L. S. Ayres store downtown. He explained that they are in the process of stripping the interior and will convert the building into all office use. Mr. Fielding said that the cost involved in the renovation will be around \$2.1 or \$2.3 million. He stated that they hope to be under construction in June and completed by the end of this year. Mr. Fielding mentioned that they will be going after some tax exempt bonds at \$5,250,000. He informed the members of the Commission that they have approximately 30% of the structure pre-leased at \$6.50/sq. ft.

Mr. Rood related that the resolutions before the Commission members this evening on these two (2) properties will be acted on at the Regular Meeting to follow.

The public hearing was adjourned at 7:10 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



## MINUTES OF SPECIAL MEETING

DATE: April 16, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
John L. Andreas

MEMBERS ABSENT: Leonard M. Weinraub

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Robert L. Leas, Consulting Engineer  
Ronald L. Sowers, Attorney  
Clarence F. Stuart, Sentry Commercial &  
Industrial Supply Company, Inc.  
David G. Holly, Holly Company, Inc.  
Marion J. Fremion  
Joel Fremion  
Thomas Archer, Tom Archer Beauty Sales  
Mike Dooley, Journal-Gazette  
Gary Penner, News-Sentinel  
Marty Wright, WMEE  
John Hoylman, WANE-TV  
Juanita Hayes, WOWO  
Bill Gephardt, WKJG-TV  
4 other people present

The Special Meeting was called to order by Mr. Hutner at 7:05 P.M.

Mrs. Stith noted that all Commission members were present except for Mr. Weinraub.

### APPROVAL OF MINUTES

Mrs. Hana L. Stith made a motion for approval of the minutes of the Special Meeting of January 15, 1980, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

### VOUCHERS

Mr. Turk stated that he went through all the voucher sheets today and found them to be proper, routine expenses.

Mr. John L. Andreas moved the approval of the Vouchers paid in January, February, and March, 1980. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

### OLD BUSINESS

#### Old Drug Building Proposal by Allen County Bar Association

Mr. Hutner reiterated that this subject was discussed at the January 15th Commission meeting and just this morning, the staff received a



hand delivered letter from Higgins, Swift & Weinraub Attorneys informing the Commission that the Bar Association is no longer interested in the Old Drug Building.

#### NEW BUSINESS

##### Resolution No. 80-8 - Confirmatory Resolution, Neighborhood Development Program (IND. A-14)

Mr. Henry F. Rood moved the adoption of Resolution No. 80-8, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

##### Resolution No. 80-9 - Resolution Establishing Reuse Value Of Property In Broadway Block, West Central NDP Area, And Authorizing Preparation Of Bidding Documents

Mr. Turk told the Commissioners that the value shown on the resolution is based on appraisals given by Mr. Griffin and Mr. Curdes averaging out to \$43,000. He explained that this is for the entire parcel and contains some 41,000 sq. ft.

Mr. Rood asked if the Commission has a developer interested in this parcel.

Mr. Turk replied that the Commission does not at this particular time; however, he explained that the staff is aware of some interest. He related that if this resolution is approved by the Commissioners, the staff will proceed to contact the interested parties.

Mr. Henry F. Rood made a motion for adoption of Resolution No. 80-9, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

The Commission members moved to further business listed on the Agenda until certain individuals arrived to give their presentations.

##### Resolution No. 80-11 - Resolution Reaffirming The Acceptance Of The Offer And Proposal Of The True Love Missionary Baptist Church For The Purchase Of Disposition Parcel No. 4 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of A Contract For Sale Of Land (Staged Take-Down)

Mr. Turk reported that the True Love Missionary Baptist Church has virtually completed their structure at this time. He related that this is the additional land that the Church requested to be used for parking.

Mr. Rood questioned if the Church is bound to this.

Mr. Turk replied that no one is bound to taking the additional space later. He explained that the passage of Resolution No. 80-11 will allow the Commission to negotiate the Contract with the Church.

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 80-11, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

##### Resolution No. 80-12 - Resolution Accepting Withdrawal Of Bid And Proposal Of S S Structures For Parcel 14 In The Hanna-Creighton Urban Renewal Project (IND. R-51)



Mr. Wasson told the Commissioners that the Commission has received word from S S Structures that they are no longer interested in developing Parcel 14 in the Hanna-Creighton Renewal Project and they have asked to be withdrawn from their offer and that their earnest money be returned.

Mr. Turk mentioned that the earnest money received was \$452.00. He informed the Commission members that the Commission has spent approximately \$800.00 in order to make this parcel available to the developer and pointed out that at the same time the Commission has an interested developer in the parcel--Mr. Clarence Stuart. He related that it has been Commission policy to judge each individual case on its own merits.

Mrs. Stith related that she was in favor of refunding the money because the Commission does have another developer interested in purchasing the parcel and the Commission is not at loss. She added she felt S S Structures has done a good job.

Mr. Rood asked if the other developer is ready to proceed with his plan.

Mr. Turk related that the Commission can better decide that once Mr. Stuart has given his presentation this evening.

Mr. Hutner suggested that this resolution be passed based on the condition that if some other individual purchases the property within a reasonable amount of time, the good faith deposit would be refunded.

Mr. Henry F. Rood moved Resolution No. 80-12 with that condition, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-13 - Resolution Selecting Sentry Commercial & Industrial Supply Company, Inc., As Developer For Parcel 14 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson referred to a previous Commission meeting when Mr. Clarence Stuart was present with Mr. Seymour Samet of S S Structures, at which time Mr. Stuart was contemplating the purchase of some property from Mr. Samet. He explained that Mr. Stuart has requested to come before the Commission members this evening to present his proposal as developer.

Mr. Stuart addressed the Commission members and reiterated his appearance before them at a previous Commission meeting. He explained that because of some recent opportunities that have arisen, he feels that it would be much better to get involved with his own building. He showed a basic floor plan to the members of the Commission along with an artist's rendering of his proposal. Mr. Stuart remarked that he would require 15,000 sq. ft. to begin with.

Mr. Rood asked if the structure would be a steel building.

Mr. Stuart responded affirmatively. He added that R. B. Kane will build it.

Mr. Turk inquired as to a schedule on construction.

Mr. Stuart said that they are looking towards sixty (60) days before they can begin construction with a total of four (4) months for completion.

Mr. Leas mentioned that R. B. Kane is supposed to be the best contractor of steel buildings.

Mr. Rood questioned if the financing was in place.



Mr. Stuart told the members of the Commission that they are in the process of getting things finalized.

Mr. Rood informed Mr. Stuart of the Commission's policy with regard to the return of the earnest money deposited. He also commented that he was pleased to hear that some of his work would be manufacturing and would require new employees.

All of the Commission members warned Mr. Stuart of various items that could be found in the ground in the parcel he was interested in purchasing that were used as fill.

Mr. Henry F. Rood made a motion for approval of Resolution No. 80-13, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-14 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Zickgraf told the Commissioners that this resolution is just a formal matter required for HUD.

Mrs. Hana L. Stith moved the adoption of Resolution No. 80-14, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-15 - Resolution Authorizing The President And Secretary To Execute The Contract For Sale Of Land For Private Development By And Between The City Of Fort Wayne, Department Of Redevelopment And Landmark, A Division Of Appletree Enterprises, Inc.

Mr. Turk reported that the Commission's attorney has prepared the Contract for Sale of Land and informed the members that the developer will be known as Hotel Associates of Fort Wayne. He stated that the Contract has been signed by the developer and it is a necessary part of the UDAG Application.

Mr. Rood inquired as to what else has to be done before the UDAG Application can be submitted to HUD.

Mr. Turk reported that there are several items that need to be finished prior to submission of the Application, but assured the Commissioners that they would be completed in time for the April 30th submission date.

Mr. Rood asked Mr. Robinson if it would be legal for him to vote on this resolution because of his affiliations with Lincoln Life.

Mr. Robinson suggested that Mr. Rood abstain.

Mr. John L. Andreas moved the approval of Resolution No. 80-15, and Mrs. Hana L. Stith seconded the motion. Upon roll call, Mr. Rood abstained. The motion was carried.

Resolution No. 80-16 - Resolution Authorizing Executive Director To Process With An Urban Development Action Grant For Radisson-Fort Wayne Hotel

Mr. Turk reported that the grant involved will be used to fill the gap of private financing and development cost of the hotel. He explained that the hotel could not be built without receiving the



grant and said that the grant would be used as a second mortgage for the hotel and paid back to the City to be used in the downtown projects and surrounding neighborhoods. Mr. Turk related that the next step would be a recommendation to the Mayor that he sign the grant. He explained that this will actually be a City Application, and the Redevelopment Commission is acting as the agent.

Mr. John L. Andreas moved the approval of Resolution No. 80-16, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 80-17 - Resolution Authorizing The Execution Of A Lease Agreement With Jim Kelley Leasing, Inc.

Mrs. Zickgraf explained that the automobile lease expires on May 4, 1980. She went on to say that the Commission requested bids and Jim Kelley Leasing had the lowest bid for a Citation. She mentioned that the Commission can obtain insurance for \$38.00 a month, which is comparable with other insurance companies. Mrs. Zickgraf stated that the total monthly amount would be \$213.00.

Mr. Hutner inquired as to the monthly amount paid on the present Malibu.

Mr. Turk responded that the monthly amount with maintenance is \$203.00.

Mr. Henry F. Rood moved the adoption of Resolution No. 80-17, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-18 - Resolution Authorizing The Executive Director To Execute A Letter Of Concurrence In Cost Of Utility Relocation In The Civic Center Renewal Project, Block I

Mr. Wasson stated that this resolution is concerned with the relocation of telephone lines. He explained that the original plan called for the telephone lines to remain, but because the sewer lines had to be relocated, the telephone lines also had to be moved.

Mr. Turk mentioned that the Commission's Engineer, Mr. Leas, has reviewed these estimates.

Mr. Leas assured the members of the Commission that this cost was reasonable.

Mr. Rood asked if they would be relocating the sewer and telephone lines at the same time.

Mr. Wasson reported that they have almost all been relocated at present and are already in.

Mr. Henry F. Rood moved the adoption of Resolution No. 80-18, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-19 - Resolution Approving Payment Of Costs For Relocation Of Computer Cable And Fire Alarm Cable

Mr. Wasson remarked that this was discussed over the telephone with the members of the Commission and a memorandum was sent to them on this subject matter. He explained that the traffic and fire alarm



cables share the same conduit with the telephone company and the City Traffic Engineering Department will relocate the cable, while the Commission will incur the cost of the cable itself.

Mr. John L. Andreas moved the approval of Resolution No. 80-19, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-20 - Resolution Authorizing An Increase In An Acquisition Price For Two (2) Parcels In The Civic Center Renewal Project

Mrs. Zickgraf explained that this pertains to Parcels 2-6 and 2-7. She related that she called each Commission member on the telephone regarding this and that a memorandum was sent out to them on it.

Mr. John L. Andreas moved the adoption of Resolution No. 80-20, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-21 - Resolution Approving Reduction In Monthly Rental For Tenants In The Civic Center Renewal Project

Mr. Turk related that the staff received a letter from Tom Archer regarding Parcels 2-6 and 2-7 requesting a reduction in rent. Mr. Turk stated that the rents shown in the resolution are the rents paid to the former owner of the property and as normal policy of the Commission, the rents were continued at these amounts.

Since Mr. Archer was present, it was requested that he come forward and discuss this matter with the members of the Commission.

Mr. Archer said he felt he has been paying a reasonable amount of rent; however, due to inflation and the fact that you could not replace his property, at this particular time, for the same amount of money, he felt the rent should be reduced 60% during his relocation period. Mr. Archer also added that Mr. Reilly of Ravenscroft Beauty College asked that he express the same situation for him and request a rent reduction also.

Mr. Hutner questioned the schedule of when these structures would be demolished.

Mr. Turk responded that it would be this summer.

Mr. Rood thought the relocation amount given to individuals helped them for these purposes.

Mr. Turk explained that the relocation amount given to owners and tenants is a different item and should be separate.

Mr. Rood inquired as to the amount of volume Mr. Archer has.

Mr. Archer stated that over the past two (2) years there has been a 20% to 25% drop in his business.

Mr. Hutner felt this matter should be discussed further at an Executive Session.

Mr. Rood stated that if there was a low economic value or a hardship, the Commission could reduce the rent. He pointed out, however, that the Commission is anxious for tenants to relocate.



Mr. Robinson stated that he felt the Commission should follow past situations with regard to this matter, and added that the Commission should be sympathetic. He suggested further discussion in an Executive Session.

Mr. Rood asked that further information and data be made available to the Commission on volume over the years so that a better decision can be made.

Mr. Hutner recommended that this discussion be tabled until further data is received and further discussion can take place. He told Mr. Archer that the Commission would have an answer for him and Mr. Reilly at the next meeting.

Mrs. Stith stated that parking has been a problem downtown, but questioned how the 60% reduction amount was derived at.

Mr. Archer said that the amount was not down 60% necessarily, but due to redevelopment projects going on around his structure, they have not been able to keep their minds on their business.

Mr. Turk asked for a time as to when Mr. Archer felt he would be ready to relocate.

Mr. Archer said that he has been looking at several structures.

Mr. John L. Andreas moved that Resolution No. 80-21 be tabled until the next Commission meeting. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Hutner requested Mr. Archer supply the Commission with some information and data prior to the Commission coming to a decision at their next meeting.

Mr. Andreas asked Mr. Archer to submit information showing the sales over the past three (3) years.

Resolution No. 80-22 - Resolution Authorizing The Executive Director To Proceed With Demolition Procedures In Block II, Civic Center Renewal Project

Mr. Turk related that this resolution is self-explanatory. He explained that the Commission should be preparing for demolition this summer on the Embassy block because the Commission will own all of the property by the end of this month to prepare the way for the Botanical Gardens. He added that the architects are concerned about inflation and would like to get started.

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 80-22, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Review and Discuss Old Drug Building Proposal By Marion J. Fremion

Mr. Wasson reported that there are two (2) proposals for the Old Drug Building placed before the members of the Commission this evening. He asked Marion J. Fremion to come forward at this time and give their presentation.

Joel Fremion, Mrs. Fremion's son, told the Commissioners that they plan to completely renovate the Old Drug Building into office space. He related that they plan to have a joint owner for the first floor



restaurant and added that they do not have a commitment for the restaurant as yet. Mr. Fremion told the Commissioners that if they cannot get a restaurant commitment, they have plans to renovate the first floor into an antique shop similar to the one they already own. He explained that they are attempting to finance the project through an SBA loan.

Mr. Turk inquired as to the length of time involved on the financing.

Mr. Holly responded that it would be between ninety (90) to one hundred twenty (120) days. He added that the main problem is finding the financing at a reasonable rate.

Mr. Hutner asked if an architect has submitted an amount to renovate the upper floors.

Mr. Fremion stated that they have a sum of \$128,000 not including the renovation of the restaurant.

Mr. Rood asked if a price per square foot for rent has been derived at.

Mr. Fremion gave a figure of \$8.00 a square foot.

Mr. Rood inquired as to what interest rate they would assume.

Mr. Holly said that they have no interest rate at this time and are still searching for the best. He explained that they are trying to decide if it will be economically feasible to go ahead with this project. He added that if the SBA financing is received, it would help a great deal.

Mr. Rood questioned the rate of interest SBA would give.

Mr. Holly responded that it would be 8-1/2% or 8-3/4%. He related that they could not give assurance that it would work out even if SBA approved a loan for them, but they are hoping it will make it more attractive. Mr. Holly stated that if they do go ahead and construct a restaurant they will be the co-owners with a restaurant operator. However, if they proceed with the plan for an antique shop, they would be the only owners. Mr. Holly remarked that they are having difficulty obtaining a restaurant operator that will come into the downtown.

Mr. Turk asked if they would be able to make a firm decision as to whether they could go ahead with their project or not within three (3) or four (4) months.

Mr. Holly responded affirmatively.

Mr. Hutner thanked them for their proposal and presentation this evening.

#### Review and Discuss Old Drug Building Proposal By Gilbert H. Bierman, M.D.

Mr. Wasson introduced Attorney Ron Sowers to the members of the Commission as representing Dr. Bierman.

Mr. Sowers explained that Dr. Bierman's plan is to rehabilitate the Drug Building inside and out within the historic aspects of it. He mentioned that ornamental ironwork would be added around the windows and it would be strengthened under the sidewalk of the building. Mr. Sowers went on to say that they plan to restore the upper floors into 2 to 3 bedroom apartment units and that they have all been claimed



for at this time. He said that the first floor would be redeveloped into a restaurant and a commitment has been firmed up by a downtown restaurant already in business that has provided a good financial statement. He reported that they plan to open up the front of the Old Drug Building facing Calhoun Street allowing people to go into the restaurant level or go downstairs to an "after-hours lounge" in the evenings. He explained that they have these concepts on paper but have not drawn a diagram as yet until they have the go-ahead to proceed from the Commission. He pointed out that the developer has the cash available to complete the project, if the SBA loan is not approved. Mr. Sowers told the members of the Commission that they are ready to start work on this project immediately, and the cash resources are available to put the architect and contractor to work.

Mr. Hutner wondered what type of security will be available to individuals working in the Landing area at night.

Mr. Sowers replied that there would be two (2) private back doors to the apartments and pointed out that the apartments would be close to the police station.

Mr. Rood asked where the location of the elevators would be.

Mr. Sowers responded that they would be located in the back.

Mrs. Stith asked if family apartment units were contemplated and wondered how many there would be.

Mr. Sowers stated that there would be 2 or 3 apartments for single individuals.

Mr. Turk complimented Mr. Sowers on the proposal for the Old Drug Building. He related that it seems to be the most exciting one the Commission has seen thus far. He reported that several years ago the Commission tried to encourage new activity and living quarters downtown and without this, downtown will not have the vitality it desperately needs to survive. Mr. Turk inquired as to the schedule of the project.

Mr. Sowers informed the Commissioners that the money for the purchase price is safe intact; the contractor has been contacted; and the cost estimate is made at approximately \$40,000 higher than the proposal for the building that was just presented. He said that as soon as the permits can be obtained, construction can begin.

Mr. Rood asked what assurance the Commission has that this will be a respectable establishment.

Mr. Sowers went over the plans for the building again and assured the Commissioners that it would be a nice place and added that he would even be occupying one of the apartments. He related that construction can begin within thirty (30) days, assuming all permits can be obtained.

It was noted that the proposal should be changed omitting "This offer to purchase is contingent upon the securing of a Small Business Loan, and I understand that the Commission may, at their option, retain the earnest money deposit if I am unsuccessful in securing said loan."

Mr. Robinson asked if it would be an ownership of business only and not on the real estate.

Mr. Sowers replied that this was correct.



Resolution No. 80-10 - Resolution Tentatively Selecting Developer For The Old Drug Building

Mr. John L. Andreas made a motion accepting the bid of the Old Drug Rehab Company at a bid of \$22,500. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Turk pointed out that Dr. Bierman's proposal is \$500.00 above the acquisition price.

Resolution No. 80-23 - Resolution Approving Reduction In Monthly Rental For Tenant In The Civic Center Renewal Project

This resolution was tabled until further information is available.

OTHER BUSINESS

Bond Issue

Mr. Turk informed the Commission members of the conservatory problem with regard to the preparation of the bond issue of approximately \$3,000,000 for completion by this summer. Mr. Turk reported that HWI will be giving the Commission a note to be paid back over a period of five (5) years. He said that the Commission should consider using this as a general obligation bond and related that \$3,000,000 would come from the bond issue, \$1,000,000 would be supported by the HWI note, and \$1,000,000 is still required. He said that the City has said they would make this available to the Commission over a two (2) year period from revenue sharing and other funds originally devoted to the semi-mall project.

Mr. Rood suggested using deferred payments and not requesting a \$3,000,000 bond issue but instead a \$2,000,000 bond issue.

Mr. Turk asked that Mr. Rood make himself available to meet with Lonnie Therber to work together on this bond issue.

Mr. Henry F. Rood made a motion for approval that the Commission go ahead and proceed with the bond issue. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Downtown Parking

Mr. Hutner brought up the problem of very little parking in downtown while demolition and construction are taking place.

Mr. Turk related that Mr. Wasson has reviewed the parking problem with the Engineering Department and they will not allow the open demolished areas to be just graveled and used for parking.

Mr. Wasson pointed out that the cost to fix the open areas for temporary parking would be around \$25,000 to \$26,000.

ADJOURNMENT

Mrs. Hana L. Stith made a motion for adjournment, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously, and the meeting was adjourned at 8:50 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



MINUTES OF PUBLIC HEARING

DATE: April 16, 1980, 7:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Robert W. Hutner, President  
Henry F. Rood, Vice President  
Hana L. Stith, Secretary  
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Mike Dooley, Journal-Gazette  
Gary Penner, News-Sentinel  
Marty Wright, WMEE  
John Hoylman, WANE-TV

The President called the public hearing to order at 7:00 P.M. and explained that this public hearing is being held to hear and receive comments regarding Confirmatory Resolution No. 80-8, which amends the Urban Renewal Plan for the Neighborhood Development Program. He related that a legal notice was published in the Fort Wayne Journal-Gazette and News-Sentinel on March 25th and April 1st, and the Commission will provide an opportunity this evening for any individuals or organizations wishing to express their views with respect to the amendment of the Urban Renewal Plan for the Neighborhood Development Program. He asked that anyone wishing to file a written remonstrance or objection should do so during this evening's hearing. Mr. Hutner stated that all statements should be brief and to the point, and each speaker should come forward to give their name, address, and/or organization. He then requested those individuals wishing to make a statement against the resolution to do so at this time.

There was no response.

Mr. Hutner asked that any individuals wishing to speak for the resolution do so at this time.

No one responded.

Mr. Wasson briefed the Commissioners on the resolution. He explained that the resolution involves the Broadway block in the West Central NDP Area which was previously designated to be for residential use. Mr. Wasson remarked that it has been found not to be financially feasible to be residential. He stated that the Commission is working with the neighborhood association to change the plan to residential and residential/commercial.

Mr. Rood asked if this would include the community structure that they are constructing in the West Central Area.

Mr. Wasson responded that this particular building was covered under the previous plan and he told the Commission members that the building is already constructed and is open.

The public hearing was concluded at 7:04 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



## MINUTES OF SPECIAL MEETING

DATE: January 15, 1980, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Robert W. Hutner, President  
Hana L. Stith, Secretary  
John L. Andreas

MEMBERS ABSENT: Henry F. Rood, Vice President  
Leonard M. Weinraub

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Kevin Linienger, News-Sentinel  
Robert L. Leas, Consulting Engineer  
Charles J. Weinraub, Attorney  
Richard D. Robinson, Attorney

The President called the meeting to order at 7:31 P.M.

Mrs. Stith stated that Messrs. Rood and Weinraub were absent.

### APPROVAL OF MINUTES

Mr. John L. Andreas made a motion for approval of the minutes of the Regular Meeting of December 10, 1979 and the Annual Meeting of January 2, 1980. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

### VOUCHERS

Mr. Turk pointed out that the Commission is no longer reimbursing half of the salary of the LDC Coordinator for the Community Development & Planning Department because they will fund that position themselves from now on. He explained that the Downtown Civic Center Funds is a separate account as a result of the financial arrangement to acquire the south half of the parking garage site. Mr. Turk stated that this has been taken out of the light lease fund and put into I&M and listed separate as an investment of \$350,000.

Mr. Andreas questioned the length of time the money would be invested.

Mrs. Zickgraf responded the sum would be invested until August 17, 1980.

Mr. John L. Andreas made a motion for approval of the Vouchers paid in December, 1979, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

### OLD BUSINESS

There was no old business.

### NEW BUSINESS

Resolution No. 80-2 - Resolution Authorizing The Executive Director To Proceed With A Urban Development Action Grant For Hardware Wholesalers, Inc.



Mr. Turk explained that Hardware Wholesalers, Inc. advised the Redevelopment Commission that they would require UDAG designation in conjunction with their project in order to have the economic development bonds designated as tax exempt. He related that at the request of the Administration, the Redevelopment Commission began working with HWI. Mr. Turk stated that the UDAG Application will call for a \$1,000,000 loan out of UDAG funds which will be repaid to the Commission. He mentioned that there was some question in the morning newspaper concerning the benefits to low and moderate income individuals. Mr. Turk related that HWI has developed a program so that low and moderate income people will be recruited for the new jobs that will be made available from the project. He pointed out that HWI is familiar with training in-house programs and Affirmative Action Programs. Mr. Turk told the members of the Commission that the accusation that this UDAG Application does not meet the regulations is a poor understanding. He pointed out that an agreement has been reached with PTC to make this new employment very accessible as bus transit to the site is being discussed.

Mr. Wasson described the HWI UDAG Application. He related that it will be a 145,000 sq. ft. office building on East State Street. Mr. Wasson explained that because of corporate growth, HWI has outgrown their present facility. He pointed out that this present facility is currently outside the City of Fort Wayne. Mr. Wasson said that the HWI Project will return \$6,000,000 of current payroll and add another \$4,000,000 to the City. He related that HWI is establishing linkages with various groups in the community to make sure low and moderate income individuals are recruited for the new jobs that will be available. He also mentioned that HWI is establishing themselves on the bus route so that bus transportation will be available to the new and present site. Mr. Wasson said that HWI anticipates they will be saving 25,000 gallons of gasoline a year. Mr. Wasson pointed out that one of the goals of UDAG is to increase the local property taxes. He said that the City of Fort Wayne would be the applicant for the UDAG Application and apply for the money. He went on to say that it would come from the Department of Housing and Urban Development through the City of Fort Wayne as a second mortgage to HWI over a 5-year period, and that HWI would pay this money back to the Redevelopment Commission. Mr. Wasson stated that the cost of the total project is \$10,550,000 and that \$8,445,000 would be financed through economic development bonds, \$1,050,000 of HWI equity, and the balance would be the UDAG funds. He explained that this provides the leverage of private investment dollars to UDAG dollars at 9 to 1. Mr. Wasson felt these were very substantial figures with a payback interest rate of approximately 8½%. He said that this would generate payback of and approve additional property taxes of close to \$1.3 million that would be used for other economic development activities. Mr. Wasson said that the Commission is trying to get the UDAG Application prepared so that it can be submitted to HUD by their deadline, January 31, 1980.

Mr. Turk told the Commissioners that Resolution No. 80-2 recommends the UDAG Application for HWI to the Common Council for approval.

Mr. John L. Andreas made a motion for adoption of Resolution No. 80-2, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

#### Resolution No. 80-3 - Resolution Approving Renewal Of Contract For Property Management Services

Mr. Hutner informed the other Commission members that Resolution No. 80-3 refers to the renewal of Mr. Verne Otte's Contract.

Mr. Turk explained that the Commission engaged Mr. Otte as Property Manager, and it is felt that he has done a very fine job for the Commission. He related that the Contract has not been increased



over the past two (2) years. Resolution No. 80-3 presents a Contract of \$12.50/hour instead of the previous \$10.00/hour.

Mrs. Hana L. Stith moved the approval of Resolution No. 80-3, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-4 - Resolution Approving Renewal Of Contract For Professional Engineering Services

Mr. Hutner stated that Resolution No. 80-4 renews the Contract of Mr. Robert L. Leas with an increased rate of \$25.00/hour.

Mr. John L. Andreas moved the approval of Resolution No. 80-4, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-5 - Resolution Authorizing An Increase In An Acquisition Price For A Parcel In The Civic Center Renewal Project

Mr. Turk explained that Resolution No. 80-5 authorizes the increase in the acquisition price of Parcel 2-8 in the Civic Center Renewal Project.

Mr. John L. Andreas made a motion for adoption of Resolution No. 80-5, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 80-6 - Resolution Approving Transfer Of Title Of Parcel 13 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk reminded the members of the Commission that Parcel 13 in the Hanna-Creighton Project was sold to S S Structures. He explained that S S Structures is contemplating the sale of a portion of this site to a firm by the name of T & K Buildings. He said that the Commission does not approve the assignment of the title to the land. Mr. Turk said that the improvements to the site have not been completed, but in order to complete the financing arrangements, this has to be approved.

Mr. Robinson explained that Resolution No. 80-6 was drawn up based upon the submission of some material that will have to be delivered to his office.

Mr. Andreas inquired if S S Structures are the buyers for T & K Buildings.

Mr. Turk responded affirmatively.

Mrs. Stith inquired as to who T & K Buildings are.

Mr. Robinson stated that they are a partnership. He explained that a financial statement was supplied to the Redevelopment Commission. However, their documentation telling who they are and that they agree to be bound by this partnership are required.

Mrs. Stith asked if this was the vacant parcel.

Mr. Wasson stated that there is a yellow building on the parcel.

Mr. Hutner said he could not see any problems with approving this as long as it is documented legally.

Mrs. Stith wanted to know the real use of the building before she would give approval.



Mr. Turk explained that the plan controls the use.

Mr. Robinson said that no non-conforming uses are allowed.

Mr. Hutner stated that the ownership is only being changed.

Mr. Wasson reiterated that S S Structures originally came to the Commission with a proposal on a 5,000 sq. ft. building. Then they added another 5,000 sq. ft. He explained that they are just finishing the back half of the structure up, and the landscaping has not been finished as yet.

Mrs. Hana L. Stith made a motion for approval of Resolution No. 80-6, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

#### Approval of Annual Report to Mayor

Mr. Turk told the Commissioners that he tried to keep the Annual Report brief and tried to cover all the projects the Commission has been involved in over the past year.

Mr. Wasson informed the members of the Commission that the submission of the Annual Report to the Mayor is a required action by State Statute.

Mr. John L. Andreas made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

#### OTHER BUSINESS

##### Resolution No. 80-7 - Resolution Approving Responsibility Delegated To It By The Common Council Of The City Of Fort Wayne

Mr. Turk said that Resolution No. 80-7 is concerned with the tax abatement statute that was amended last year by the Legislature, which states the approval is given by the City Council now, not the Redevelopment Commission. He explained that the Commission staff met with the City Attorney and the City Clerk and developed a procedure to work with in order to process the tax abatement applications. He noted that this was recently adopted by the City Council. Mr. Turk said it was felt this procedure should be recognized at this time by the Commission to show that they endorse it. He explained that the City Council now envisions accepting the tax abatement applications, turning them over to the Finance Committee, and then to the Redevelopment Commission for review and recommendations to the City Council.

Mr. Robinson stated that this resolution acknowledges and confirms that the Commission will delegate this procedure, while the City Council feels that the actual findings and reviews should be done by the Redevelopment Commission. Mr. Robinson informed the Commission members that the Redevelopment Commission will be compensated for this function on behalf of City Council, and a budget item will be initiated by Council.

Mr. John L. Andreas made a motion for approval of Resolution No. 80-7, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

#### Old Drug Building

Mr. Charles J. Weinraub, attorney, and representing the Allen County Bar Association, expressed the interest they have in purchasing the Old Drug Building. He referred to his letter of January 15, 1980



that was placed before each Commission member. He informed the Commissioners that they are just requesting time to do a feasibility study now and to express their interest in the structure. He explained that their plans for the building would be a lawyer's reference service, and that it is hoped they will be able to present an offer at a later date soon.

Mrs. Stith referred to a previous Commission meeting in which it was discussed that the Commission should get away from the retail in the Old Drug Building on the first floor.

Mr. Turk recommended that the Commission encourage the Allen County Bar Association in their plans and ask them to look into the matter of dedicating a portion of the first floor to retail use.

Mr. Andreas felt this was a good use for the structure. He stated that this would be a public use in a way because people would be coming and going.

Mr. Charles Weinraub agreed with the issue of it being a public use.

Mr. Hutner inquired as to a rumor about the Allen County Bar Association possibly using the Heiter Clothing Store.

Mr. Charles Weinraub said that the Bar Association felt the Old Drug Building better fit their needs.

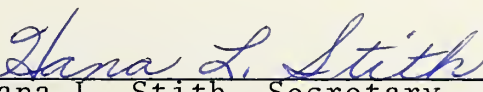
Mr. Turk suggested that the Commission leave the door open for either a combination of retail and commercial and judge the proposal on the merits. He explained that the past proposals were not turned down on the sole basis of office use. He felt the Commission should decide to be a little flexible on the ground floor use but should encourage retail use. Mr. Turk told the Commissioners that this possible proposal should be encouraged at this time, if the Commission members feel it is a good one, and a resolution should be drawn up stating that the Redevelopment Commission agrees not to offer the building to another party without giving the Bar Association a thirty (30) day option to purchase.

Mr. John L. Andreas moved the approval of a resolution agreeing not to offer the Old Drug Building to another party without giving an option of thirty (30) days to the Allen County Bar Association. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

#### ADJOURNMENT

Upon a motion by Mr. John L. Andreas and a second by Mrs. Hana L. Stith, the meeting was adjourned at 8:10 P.M. The motion passed unanimously.

Respectfully submitted,

  
Hana L. Stith, Secretary



## MINUTES OF ANNUAL MEETING

DATE: January 2, 1980, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
Henry F. Rood

MEMBERS ABSENT: Leonard M. Weinraub, President  
John L. Andreas

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Charles W. Westerman, City Clerk  
Bill Fisher, WOWO  
Greg Anderson, WMEE-WQHK  
Mike Dooley, Journal-Gazette

Mr. Charles W. Westerman, City Clerk, administered the oaths of office to the Redevelopment Commissioners appointed to serve for 1980.

Mrs. Stith called the meeting to order at 4:11 P.M.

Mr. Hutner reported that all Commission members were present except for Mr. Weinraub and Mr. Andreas.

### ELECTION OF OFFICERS

Mrs. Stith inquired if there was a slate of officers for 1980.

After some discussion, Mrs. Stith nominated Mr. Robert W. Hutner for President. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Henry F. Rood was then nominated as Vice President and Mrs. Hana L. Stith as Secretary.

Mrs. Stith announced that the new officers to serve for the year 1980 would be:

Robert W. Hutner - President  
Henry F. Rood - Vice President  
Hana L. Stith - Secretary

### OLD BUSINESS

#### Proposals for Old Drug Building

Mr. Turk reminded the Commission members that two (2) proposals for the Old Drug Building were received--one from Roy J. Schomburg and the other from James M. Jones. He explained that the Commission has not heard from Mr. Schomburg as to whether he will be present this evening. Mr. Turk referred to a letter dated December 22, 1979 from Mr. John Otto, realtor/broker for Mr. Jones.

Mr. Hutner requested a review of both the proposals for the building.



Mr. Turk explained that Mr. Schomburg intends to use the first floor of the building as an antique shop with a retail tenant and a retail tenant on the second floor. Mr. Turk stated, however, that the Commission has not had much response from Mr. Schomburg and that the staff feels his intention to purchase the structure has dwindled.

Mr. Turk stated that Mr. Jones' intended use for the building is an insurance agency and referred to Mr. Otto's letter of December 22, 1979 giving other details.

Mr. Rood asked how long the Old Drug Building has been standing vacant.

Mr. Turk replied that it has been over two (2) years.

Mrs. Stith said that it might be hard to attract retail use and felt the Commission should change the plan.

Mr. Turk stated that he is still in favor of the original plan but is not sure if it is still feasible.

Mr. Rood suggested that the Commission advertise and make the public aware that the building can be used for office space. He recommended that the Commission refuse the two (2) current proposals and open the field up for further proposals.

Mr. Robert W. Hutner made a motion that the Commission reject both proposals at this time. Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

#### OTHER BUSINESS

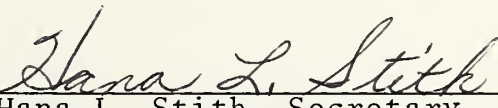
Mr. Turk referred to a letter dated January 2, 1980 from Attorney Randy W. Young regarding Parcel 2-1 in the Civic Center Renewal Project. He stated that he was concerned about the August 1, 1980 date regarding possession by the seller. Mr. Turk suggested that the Commission set a closing date the beginning of May, 1980.

Mr. Henry F. Rood made a motion for approval of the price amounts stated in the letter of January 2, 1980, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

#### ADJOURNMENT

Upon a motion by Mr. Robert W. Hutner and a second by Mr. Henry F. Rood, the meeting was adjourned at 4:38 P.M.

Respectfully submitted,

  
Hana L. Stith, Secretary



## MINUTES OF REGULAR MEETING

DATE: December 10, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
Henry F. Rood  
John L. Andreas

MEMBERS ABSENT: None

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
William J. Moody, West Central Neighborhood  
Committee  
Gail Bales, Journal-Gazette  
Bill Fisher, WOWO  
Bill Gephardt, Channel 33  
A cameraman from Channel 33  
James M. Jones  
James K. del Grosso, J.J.R. Corporation  
4 other people were present

The meeting was called to order at 7:43 P.M. by the President of the Commission.

The Secretary noted that all Commission members were present.

### APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mr. John L. Andreas, the minutes of the Special Meeting of November 13, 1979 were approved. Upon roll call, the motion passed unanimously.

### VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan - Legal Services for  
October, 1979 \$2,355.40

Mr. Turk stated that he has reviewed the Voucher Sheets and related that there is nothing that has not been previously approved.

Mr. John L. Andreas moved the approval of the Vouchers paid in November, 1979 and the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan in the amount of \$2,355.40. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### OLD BUSINESS

Resolution No. 79-125 - Resolution Authorizing The Executive Director To Offer An Updated Acquisition Price And Execute Agreements To Purchase Real Estate And Acquire A Parcel In Block II Of The Civic Center Renewal Project



Mr. Turk stated that this resolution relates to Parcel 2-1 in the Civic Center Renewal Project, which is occupied by the Palace Cafe. He explained that this resolution approves the acquisition price at the average of the two (2) appraisals.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-125, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Rood inquired if it was likely this property would go to condemnation.

Mr. Turk replied that the attorney for the owner has not given the Commission any indication as of this date of a figure that would be different from the required statutory appraisals.

Resolution No. 79-130 - Resolution Approving Construction Plans Of West Central Association On Disposition Parcel 1, Tract III, West Central NDP Area

Mr. Wasson told the Commissioners that the staff has received plans for the West Central community center, which was discussed at the last meeting. He related that Mr. Moody of the West Central Committee is present this evening to review the plans with the Commission members and to answer questions any of them may have. Mr. Wasson stated that the staff has reviewed the plans and finds no problems with them. Mr. Wasson also remarked that the West Central Committee has their money for the project. At this time, Mr. Wasson showed the plans to the members of the Commission and explained them as he went.

Mr. Turk informed the Commissioners that the landscaping plan is not shown on these plans. He explained that the Park Department will draw this up for the West Central Committee.

Mr. Moody informed the Commissioners that the Park Department will have a lease drawn up by the end of this week or the first part of next week.

Mr. Turk told the Commission members that the construction plans should be accepted at this time as the plan for the building.

Mr. John L. Andreas moved the approval of Resolution No. 79-130, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

NEW BUSINESS

Proposals for Old Drug Building Renewal Project

Mr. Turk reported that the Commission has received two (2) bids on the Old Drug Building. The first proposal was received from Mr. James M. Jones.

Mr. Jones was invited to join the Commission members at the table to explain his proposal and answer any questions that may arise.

Mr. Hutner informed Mr. Jones of other prospective developers of the Old Drug Building who found it more expensive to renovate than they had planned.

Mr. Turk stated that Mr. Jones is offering \$21,000 for the Old Drug Building and has submitted a \$1,000 good faith deposit. Mr. Turk remarked that Mr. Jones' plans show that part of the first floor will be retail space. He inquired as to how Mr. Jones planned to finance this project.



Mr. Jones responded that he would finance the project himself. He related that his plans call for renovation to begin in the spring. Mr. Jones wondered if there would be a problem because he was not restoring the whole building.

Mr. Weinraub stated that he was not sure that it was required to restore the entire building. He told Mr. Jones that the Commission would review his proposal along with the other one submitted and advise him of their decision.

Mr. Turk told the Commissioners that the other proposal on the Old Drug Building was received from Mr. Roy J. Schomburg. He stated that he was unable to be at the Commission meeting this evening. Mr. Turk related that Mr. Schomburg is offering \$22,000 for the building and has submitted a good faith deposit of \$1,100. He added that \$40,000 would be financed.

Mr. Weinraub related that Mr. Schomburg is one of the new City Council members.

Mr. Rood felt the Commission members should talk to Mr. Schomburg.

Mr. Weinraub tabled this matter until next month's meeting when both prospective developers can be invited to the meeting.

Resolution No. 79-136 - Resolution Selecting Developer For Parcel 19 And Portions Of Parcels 20 And 23 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson explained that J.J.R. Corporation wishes to develop three (3) large parcels on the east side of the Hanna-Creighton Renewal Project.

Mr. James del Grosso of J.J.R. Corporation introduced himself to the Commission members and gave a brief description of his company. He related that his firm would like to construct two (2) buildings on these properties--each of 5,000 sq. ft.--in such a way to allow for expansion. He went over his proposal with the members of the Commission.

Mr. Weinraub said he felt this project would be a fine addition to the community.

Mrs. Stith was concerned with the plans for outside storage of vans.

Mr. del Grosso related that he spoke with Mr. Wasson regarding this concern and he assured the Commissioners that he would work with the Commission to meet with the proper type of fencing for the area.

Mr. Turk questioned the amount of traffic expected during the day.

Mr. del Grosso related that there would be approximately 20-25 vehicles a day during the 8:00 A.M. to 5:00 P.M. day with ambulances coming and going all day and night.

Mr. Weinraub related that some landscaping could be done to provide screening on the site.

Mr. Turk was concerned about the garage facility.

Mr. del Grosso told the Commissioners that they will be doing the necessary repairs to vehicles to keep them going on a daily basis. He added that they would be willing to forego any sirens until their ambulances are out of the residential area.



Resolution No. 79-142 - Resolution Establishing Travel Advance Policy

Mr. Turk explained that the Commission staff has had a couple of incidences where out-of-town trips were necessary and money needs to be advanced for expenses. He related that as of today the Controller's Office has closed the books for the year, and that he has a trip on December 20th. If he does not receive an advance for this trip, there is no chance for reimbursement.

Mr. Weinraub stated that he felt ten (10) days is too long of a period to wait to submit an itemized statement of expenditures after a trip.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-142 with an amendment in the resolution allowing only five (5) days instead of ten (10) for submission of a statement. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Rood excused himself from the meeting at this time.

Review of Civic Center/Hotel Site Proposals

Resolution No. 79-134 - Resolution Accepting Bid And Proposal Of Landmark As Hotel Developer In The Civic Center Renewal Project

Mr. Turk reported that the Commission has received two (2) proposals on the civic center/hotel site. He informed the Commission members of the differences between the two (2) developers. Mr. Turk said that the Commission asked both developers to firm up some items by October 25th. Landmark has been able to do this. Mr. Turk referred to a letter from Lincoln National Corporation for Landmark giving evidence of producing a hotel on the site. Mr. Turk stated that he asked the Commission's attorney to prepare a resolution selecting Landmark, subject to and contingent upon a contract. Mr. Turk mentioned that Landmark has asked the Redevelopment Commission to assist them with an Urban Development Action Grant.

Mr. Robinson stated that the Commission should select one developer as the successful bidder at this time.

Mrs. Stith inquired as to the compromise on the parking.

Mr. Turk stated that no additional parking is required at this time.

Mr. Weinraub related that upon doing some checking he discovered that a hotel has to purchase a liquor license on the open market just like any other establishment.

Mr. Turk informed the Commission members that 210 cars will be able to park at-grade. Mr. Turk added that the City Council passed a resolution last week approving the additional bay in the civic center parking garage.

Mr. Robert W. Hutner made a motion for adoption of Resolution No. 79-134 with the selection of Landmark, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

OTHER BUSINESS

It was mentioned that the Regular Meeting for January would be held on Tuesday, January 15, 1980.

Mr. Weinraub suggested that the Commission pass a resolution asking the City to use their best efforts to grant a parking easement on the south half of Block III in the Civic Center Renewal Project.



ADJOURNMENT

Upon a motion by Mrs. Hana L. Stith and a second by Mr. Robert W. Hutner, the meeting was adjourned at 8:50 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF SPECIAL MEETING

DATE: November 13, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
John L. Andreas

MEMBERS ABSENT:

Leonard M. Weinraub, President  
Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT:

William Moody, West Central  
Neighborhood Committee  
Darrell G. Post, Ronald L. Bonar &  
Associates, Inc.  
Tom Martin, Martin, Incorporated  
Vernon H. Otte, Property Manager  
Seymour Samet, S S Structures  
Daniel W. Brough, Sullivan-Brough  
Glove, Inc.  
Larry L. Lyman, Huguenard Corporation  
Christopher O. Brough, Sullivan-Brough  
Glove, Inc.  
Dick Isenhour, News-Sentinel  
Dean Pantazi, Channel 21  
Doug Fisher, Channel 21  
One other person was present

Mrs. Stith called the meeting to order at 7:40 P.M.

Mr. Hutner noted that all Commission members were present except for Messrs. Weinraub and Rood.

### APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mr. John L. Andreas, the minutes of the Regular Meeting of October 8, 1979 and the Special Meeting of October 22, 1979 were approved. The motion passed unanimously.

### VOUCHERS

Mr. Turk informed the Commissioners that all the expenditures listed on the Voucher Sheet have been approved by him since the last Commission meeting.

Mr. John L. Andreas made a motion for approval, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

### Rothberg, Gallmeyer, Fruechtenicht & Logan

Legal Services during the month of September, 1979      \$2,454.00

Mr. Turk related that this legal bill basically relates to closings on properties and abstract examinations.



Mr. Robert W. Hutner moved approval of the bill, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

#### OLD BUSINESS

There was no old business.

#### NEW BUSINESS

##### Resolution No. 79-122 - Resolution Selecting Contractor For Sewer Line In Civic Center Renewal Project And Authorizing Execution Of Contract

Mr. Darrell Post of Ronald L. Bonar & Associates referred to the bid tabulation sheet placed before the Commission members showing the six (6) contractors that bid on the project and their proposals for the work. He noted their letter recommending that the lowest and best bidder be chosen for the job.

Mrs. Stith pointed out that there was quite a bit of difference between the highest and lowest bids.

Mr. Post felt that the difference depended upon the amount of work the contractors had going on at that time.

Mr. Turk said he felt comfortable with the low bidder and could see no reason not to go with the recommendation of the Commission's engineer.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-122 with the selection of Bercot, Inc., as the contractor for the sewer line. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

##### Resolution No. 79-123 - Resolution Establishing Month-To-Month Rent For Former Owner-Occupants Of Parcel 2-3 In The Civic Center Renewal Project

Mr. Turk explained to the members of the Commission that Parcel 2-3 is owned by C & R Realty Corporation and that they have moved a part of their operation. He related that they do not use the entire structure and if they did the determined rent would be considerably higher.

Mrs. Zickgraf mentioned that their financial statement showed that the \$300.00/month amount is the same amount they were paying.

Mr. John L. Andreas made a motion for approval of Resolution No. 79-123, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Mrs. Zickgraf reported that the closing on this property will be November 21, 1979.

##### Resolution No. 79-124 - Resolution Authorizing The Executive Director, Through Legal Counsel, To Submit And Institute Condemnation Proceedings On One (1) Parcel In The Civic Center Renewal Project

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-124, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.



Resolution No. 79-125 - Resolution Authorizing The Executive Director To Offer An Updated Acquisition Price And Execute Agreements To Purchase Real Estate And Acquire A Parcel In Block II Of The Civic Center Renewal Project

Mr. Turk requested that this resolution be withdrawn. He explained that the Commission thought they would be ready to establish a price, but are not ready to do so at this time.

Mrs. Stith stated that Resolution No. 79-125 would be tabled until the next Commission meeting.

Resolution No. 79-126 - Resolution Reaffirming The Acceptance Of The Offer And Proposal For The Purchase Of Disposition Parcel 10 In The Hanna-Creighton Urban Renewal Project (IND. R-51) And Authorizing The Execution Of A Contract For Sale Of Land

Mrs. Zickgraf stated that Resolution No. 79-126 relates to Sullivan-Brough Glove, Inc. She said that they have their SBA financing loan and are ready to sign the Contract for Sale of Land and take title to the land.

Messrs. Daniel and Christopher Brough confirmed that they do have their financing and they just have a few items to take care of prior to start of construction.

Mr. Turk related that the Commission will have to re-advertise, and that will take ten (10) days.

Mr. Christopher Brough showed the site plan to the Commissioners. He explained that 1,000 sq. ft. will be office space. He indicated the floor elevation and other details.

Mr. Turk inquired as to their landscaping plan.

Mr. Dan Brough stated that they are not prepared at this time with the landscaping.

Mrs. Stith stated that the Commission would like the property to complement the area.

Mr. Turk indicated that the Commission would like to know the plant materials that will be used in order to assure other developers in the area. Mr. Turk stated that the Commission can approve Resolution No. 79-126 this evening, subject to approval of the landscaping plan.

Mrs. Stith questioned the driveway and parking facilities.

Mr. Christopher Brough referred to the parking area.

Mr. Daniel Brough related that they have no specific plans for the landscaping at this time, but hope to have within this month.

Mrs. Stith said she was not in favor of approving Resolution No. 79-126 until she sees the landscaping plan.

Mr. Daniel Brough wondered if the Commission would agree on something temporarily.

Mr. Turk suggested that Sullivan-Brough Glove, Inc. work on the landscaping plan, advise the Commission of it, and he could poll the Commissioners by telephone. He asked that enough copies be made for each member of the Commission.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-126 subject to approval of the landscaping plan. Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.



Mrs. Stith questioned if a plumbing firm would be located in part of their structure.

Mr. Daniel Brough explained that there will be two (2) occupants in their building and that one will be a plumbing concern.

Resolution No. 79-127 - Resolution Approving Construction Plans Submitted For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk said that this relates to Sullivan-Brough Glove, Inc., and he suggested that the Commission approve this resolution subject to receiving the landscaping plans by the end of the week.

Mr. John L. Andreas made a motion for approval subject to receipt of the plans, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-128 - Resolution Authorizing Execution And Delivery Of Conveyance

Mr. Turk related that this resolution deals with Sullivan-Brough Glove, Inc., also, and he felt this resolution should be passed subject to approval of the construction plans.

Mr. John L. Andreas moved the adoption of Resolution No. 79-128 subject to approval of the construction plans, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-129 - Resolution Authorizing Execution Of Easement To Indiana & Michigan Electric Company In The Hanna-Creighton Urban Renewal Project Area

Mrs. Zickgraf stated that sometime ago the Commission requested a vacation for Gay Street, and it was approved by the City Plan Commission subject to a utility easement. She mentioned that Primich Warehouse has to sign part of the easement.

Mr. Robert W. Hutner made a motion for adoption of Resolution No. 79-129, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-130 - Resolution Approving Construction Plans Of West Central Association On Disposition Parcel 1, Tract III, West Central NDP Area

Mr. Turk referred to an earlier meeting where a discussion took place with Mr. Moody and Mr. Smethers regarding the construction of a neighborhood center in the West Central Area. He said that a plan change was not required in order to do this. Mr. Turk remarked that the Board of Public Works have the deed to the land upon which the center will be built at the present time, however, the Board of Public Works would like the Redevelopment Commission to take over the marketing of the center for them. He mentioned that the West Central Association cannot afford to construct a center and also pay for the land. Consequently, the Association has spoken with the Park Department, and they have developed a long-term lease arrangement with the Association, allowing them to go ahead with their center. Mr. Turk noted that Mr. Moody was present this evening with the construction plans. Mr. Turk mentioned that the Commission still has to approve the construction plans no matter who deeds the property. He added that the Commission is not leasing the land to the Association--the Park Department will do that.



Mr. Moody showed three (3) sets of plans to the members of the Commission. He noted that two (2) of the plans were similar in construction, but indicated the differences in the three (3).

Mr. Turk asked if the site would be changed in any way.

Mr. Moody responded negatively. He said that the structure itself would only be changed.

Mr. Hutner asked if there were any price amounts available.

Mr. Moody explained that the Association has informed the contractors that they only have \$55,000 to work with.

Mr. Moody reviewed each of the site plans with the Commission members.

Mr. Turk requested that the Association submit approximately six (6) copies of the different plans to the Commission members.

Mr. Wasson entered the meeting at this time and informed the Commission members that the City Council just passed a resolution transferring jurisdiction on Disposition Parcel 1, Tract III, in the West Central NDP Area from the Board of Public Works to the Redevelopment Commission.

Mr. Turk told Mr. Moody that the Association's attorney will have a Contract to execute as soon as possible, assuming the construction plans are acceptable.

Mr. Moody told the Commissioners that the Association would have their construction plans to them by Tuesday of next week.

Mrs. Stith tabled Resolution No. 79-130 at this time.

Resolution No. 79-131 - Resolution Accepting Deed To Tract III In The West Central Neighborhood Development Program (Project IND. A-14) From The Board Of Public Works

Resolution No. 79-132 - Resolution Authorizing Execution Of Deed To Board of Park Commissioners

Mr. Robert W. Hutner made a motion for adoption of Resolution Nos. 79-131 and 79-132, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-133 - Resolution Approving Guidelines For Snow Removal In Redevelopment Projects And Approving Selection Of Ex-L Temporaries As Contractor

Mr. Turk asked Mr. Otte to join the members of the Commission at the table. Mr. Turk related that Mr. Otte has drawn up the snow removal specifications and reviewed the situation with Ex-L Temporaries.

Mr. Otte stated that he has asked Ex-L Temporaries to do the work because they did a ssatisfactory job last year. He mentioned that the amount involved is the same as last year--\$4.50/hour.

Mr. Hutner inquired if there are any guidelines as far as a dollar amount.

Mr. Turk stated that there is the hourly amount, but there are no guidelines as far as a total amount. He suggested that the resolution be amended recognizing the \$4.50/hour per man with a minimum of four (4) hours.



Mr. Otte stated that Ex-L Temporaries has no equipment, but there will be a rental charge for the equipment similar to the grass cutting charge on the Hanna-Creighton Project. He related that the salt used will be purchased from the City.

Mr. Hutner was concerned with the overseeing of the project.

Mr. Turk mentioned that he felt the best way to keep control on this project is for Mr. Otte to supervise the contractor.

Mr. John L. Andreas made a motion for adoption of Resolution No. 79-133 with the following amendments: stipulate the hourly rate of \$4.50/hour per man with a minimum of four (4) hours, rental charge for the equipment will be the same as the rental company charges, and the salt cost will be the same as the cost for the City. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

#### OTHER BUSINESS

Resolution No. 79-135 - Resolution Approving Certificate Of Completion For Edsall House, An Indiana Limited Partnership, In The West Main Street Renewal Project, Phase II

Mrs. Zickgraf stated that the Edsall House has now been completed, and a Certificate of Completion has to be granted by the Commission. Mrs. Zickgraf went on to say that according to the Deed, the Certificate of Completion is to be given when occupancy has been granted. She informed the Commissioners that HUD has approved of the construction and all Certificates of Occupancy have been granted. She mentioned that Mr. Robinson, the Commission's attorney, has drawn up the Certificate of Completion to be signed. Mrs. Zickgraf told the Commissioners that a representative from Gene B. Glick Company will be in the Commission offices tomorrow to pick up the Certificate of Completion and bring the material from HUD noting their approval of the building.

The Commission members reviewed the Certificates of Occupancy on the structure.

Mr. Andreas referred to the Ewing Street side of the building and was concerned with the black finish. He felt it looked as though it had not been completed as yet.

Mrs. Stith stated that the building must be completed because there was a completion meeting held last Tuesday.

Mr. Hutner suggested that the Commission notify Grinsfelder-McArdle Associates and request that they look over the structure prior to signing the Certificate of Completion.

Mr. Turk said that he would call Mr. McArdle in the morning and find out the status of the project. He suggested that the Commission proceed and pass the resolution subject to final check tomorrow.

Mr. John L. Andreas made a motion for approval of Resolution No. 79-135 subject to final inspection by Grinsfelder-McArdle Associates, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Hanna-Creighton Urban Renewal Project  
Disposition Parcel #20  
Mr. William Macon

Mrs. Zickgraf reported that the Commission received a proposal for Disposition Parcel #20 from Mr. William Macon through Mr. Goldstine's



Mr. Weinraub inquired as to the amount J.J.R. Corporation is offering to pay for the property.

Mr. Wasson responded that the total amount is \$37,440.20.

Mr. Turk stated that the Commission should approve Resolution No. 79-136 and authorize the staff to draw up a contract with the J.J.R. Corporation.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-136, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-137 - Resolution Approving Certificate Of Completion For Parcel 11 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson told the Commission members that Parcel 11 is one of the parcels purchased by S S Structures. He explained that he has personally examined the property, and he passed around photographs that were taken today of the site. Mr. Wasson related that Parcel 11 is complete and a Certificate of Completion can be issued.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-137, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-138 - Resolution Approving A Listing Contract Between Fort Wayne Redevelopment Commission And Joe N. Goldstine & Son In Connection With The Old Drug Building Renewal Project

Mrs. Hana L. Stith made a motion for adoption of Resolution No. 79-138, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-139 - Resolution Approving Reuse Appraisal Services

Mr. Turk informed the members of the Commission that a proposal for reuse appraisals from Lowell K. Griffin and Richard A. Curdes were received several days ago for Parcel 2 in Tract III of the West Central NDP Area. Since that time, the staff has been able to qualify the appraisals to \$450.00 for each appraiser.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-139, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-140 - Resolution Approving Increase In Amount Due To General Telephone Company Of Indiana, Inc.

Mr. Henry F. Rood made a motion for adoption, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-141 - Resolution Amending The Hourly Rate For Snow Removal

Mrs. Zickgraf explained that Mr. Otte was told by Mr. Hughes of Ex-L Temporaries that the hourly wage would be increased in January of 1980, however, Mr. Otte forgot to inform the Commission of this. Resolution No. 79-141 amends the hourly rate.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-141, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.



Resolution No. 79-142 - Resolution Establishing Travel Advance Policy

Mr. Turk explained that the Commission staff has had a couple of incidences where out-of-town trips were necessary and money needs to be advanced for expenses. He related that as of today the Controller's Office has closed the books for the year, and that he has a trip on December 20th. If he does not receive an advance for this trip, there is no chance for reimbursement.

Mr. Weinraub stated that he felt ten (10) days is too long of a period to wait to submit an itemized statement of expenditures after a trip.

Mr. Henry F. Rood moved the adoption of Resolution No. 79-142 with an amendment in the resolution allowing only five (5) days instead of ten (10) for submission of a statement. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Rood excused himself from the meeting at this time.

Review of Civic Center/Hotel Site Proposals

Resolution No. 79-134 - Resolution Accepting Bid And Proposal Of Landmark As Hotel Developer In The Civic Center Renewal Project

Mr. Turk reported that the Commission has received two (2) proposals on the civic center/hotel site. He informed the Commission members of the differences between the two (2) developers. Mr. Turk said that the Commission asked both developers to firm up some items by October 25th. Landmark has been able to do this. Mr. Turk referred to a letter from Lincoln National Corporation for Landmark giving evidence of producing a hotel on the site. Mr. Turk stated that he asked the Commission's attorney to prepare a resolution selecting Landmark, subject to and contingent upon a contract. Mr. Turk mentioned that Landmark has asked the Redevelopment Commission to assist them with an Urban Development Action Grant.

Mr. Robinson stated that the Commission should select one developer as the successful bidder at this time.

Mrs. Stith inquired as to the compromise on the parking.

Mr. Turk stated that no additional parking is required at this time.

Mr. Weinraub related that upon doing some checking he discovered that a hotel has to purchase a liquor license on the open market just like any other establishment.

Mr. Turk informed the Commission members that 210 cars will be able to park at-grade. Mr. Turk added that the City Council passed a resolution last week approving the additional bay in the civic center parking garage.

Mr. Robert W. Hutner made a motion for adoption of Resolution No. 79-134 with the selection of Landmark, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

OTHER BUSINESS

It was mentioned that the Regular Meeting for January would be held on Tuesday, January 15, 1980.

Mr. Weinraub suggested that the Commission pass a resolution asking the City to use their best efforts to grant a parking easement on the south half of Block III in the Civic Center Renewal Project.



office. The proposal was to be brought before the Commission members this evening; however, Mr. Goldstine's office called today to inform the Commission that Mr. Macon is unable to obtain financing for his project and requests that his earnest money deposit be returned.

Mr. John L. Andreas made a motion for approval that the earnest money deposit of Mr. William Macon be returned. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

Hanna-Creighton Urban Renewal Project  
S S Structures - Mr. Seymour Samet

Mr. Samet showed a diagram to the members of the Commission of the lots in the Hanna-Creighton Urban Renewal Project area that he has developed and is in the process of developing. He indicated to them the landscaping plan and other details. Mr. Samet then explained to the Commissioners that he has a developer interested in Disposition Parcel #13 and introduced Mr. Clarence Stuart, President of Sentry Commercial & Industrial Supply Company, to the members of the Commission.

Mr. Stuart told the Commission members that his company presently encompasses 2,000 sq. ft. of office and warehouse space and requires more. He related that they would like to move into the structure developed by S S Structures on Disposition Parcel #13, which has approximately 10,000 sq. ft. Mr. Stuart remarked that they are a minority-owned company and they anticipate a substantial increase in production. He stated that their firm supplies factories with materials required to operate their business. Mr. Stuart reported that they would like to locate on this property because they expect more work for International Harvester and will need more room.

Mr. Turk inquired as to the number employed at the present time by Sentry Commercial & Industrial Supply Company.

Mr. Stuart replied that they presently have eight (8) people employed, but that they hope to double or triple that amount.

Mr. Andreas asked if the area would be leased from Mr. Samet.

Mr. Stuart replied that this was correct.

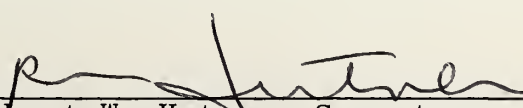
Mr. Samet told the Commissioners that these are only his preliminary drawings of his development, but would like permission to proceed further and am hopeful that he will be able to get this underway yet this year.

The Commissioners gave permission to Mr. Samet to proceed with Mr. Stuart's proposal.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF SPECIAL MEETING

DATE: October 22, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President  
Robert W. Hutner, Secretary  
Henry F. Rood  
John L. Andreas

MEMBERS ABSENT:

Hana L. Stith, Vice President

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Councilman Winfield C. Moses  
Ethel H. LaMar, Member of the Board of  
Public Works  
James Huntine, Business Representative for  
IAM  
Winston E. Folkers, President, Koetzle  
Development Corporation  
Tom Van Housen, Vice President, Landmark  
John E. Raap, Senior Marketing Consultant,  
Landmark  
Jim Pion  
Sylvia Smith, Journal-Gazette  
Dick Isenhour, News-Sentinel  
Bill Gephardt, Channel 33  
Dave Smith, Channel 33  
1 cameraman from Channel 33  
Bill Fisher, WOWO

Mr. Weinraub called the Special Meeting to order at 7:32 P.M.

Mr. Hutner noted that all Commission members were present except for Mrs. Stith.

The President informed the audience that the Commission will receive offers to purchase and proposals to develop the site for the civic center/hotel from potential redevelopers this evening. He related that the bid and proposal forms submitted would be opened, and the bid information would be made public. Mr. Weinraub stated that the meeting would then be closed and the Commissioners and staff would conduct a detailed review of the individual proposals during the next few days. He also mentioned that an Executive Session would be held later on in the week when each developer will have an opportunity to advise the Commission of the details of their proposal, their current financial capacity to undertake the project, their specific personal and financial interests in other developments, and the specific status of their negotiations with lenders and with operators for the Fort Wayne civic center/hotel project. Mr. Weinraub related that the Commission staff will then prepare its recommendations to be considered by the Commission members and a special meeting will be held for final consideration of the proposals prior to a selection being made.

It was requested that all proposals be submitted to the Commission at this time.

The President noted that two (2) proposals were received for the downtown hotel site.



Mr. Turk opened the first proposal and informed the Commission members that it was from Koetzle Development Corporation with a purchase price offer of \$46,500. He related that an earnest money deposit of \$2,350 was also enclosed. Mr. Turk reported that the developer is located in Cincinnati, Ohio. He asked if a representative from Koetzle Development Corporation was present.

Mr. Winston E. Folkers, President of Koetzle Development Corporation was acknowledged.

Mr. Turk went on to say that the potential operators considered in the Koetzle proposal were: Stouffers, Hilton, and Radisson.

The Executive Director identified the other proposal as being submitted by Landmark and Lincoln National Corporation. He noted that Mr. Tom Van Housen and Mr. Scott A. Godin signed the proposal for Landmark, while Mr. Ian M. Rolland signed for Lincoln National Corporation. Mr. Turk pointed out that the purchase price offered by these firms was \$48,000, and an earnest money deposit of \$2,400 was included with the proposal--\$1,200 from each entity.

Mr. Van Housen informed the members of the Commission, from the audience, that Landmark is a development arm of Appletree Enterprises.

Mr. Turk noted that no operator is indicated at this time in the proposal.

Mr. Van Housen explained that the developers have contacted two (2) operators at the present time and both seem interested. However, until some items can be clarified further, the developers are not prepared to submit the operators at this time. Mr. Van Housen told the Commissioners that the two (2) interested operators are Hyatt and Radisson.

#### OTHER BUSINESS

Mr. Weinraub stated that he would like to have an Executive Session on Thursday.

The Commissioners discussed a convenient time.

It was decided that an Executive Session would be held on Thursday, October 25, 1979 at 7:30 P.M. in the Redevelopment Commission offices.

Mr. Turk said that each developer will be allowed approximately one (1) hour for their presentation.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 7:43 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF REGULAR MEETING

DATE: October 8, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
Henry F. Rood  
John L. Andreas

MEMBERS ABSENT: None

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Pamela D. Weiss  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Ethel H. LaMar, Member of the Board of  
Public Works  
Darrell G. Post, Ronald L. Bonar &  
Associates, Inc.  
Larry Smethers, West Central Neighborhood  
Association  
William Moody, West Central Neighborhood  
Committee  
Seymour Samet, S S Structures  
Sylvia Smith, Journal-Gazette  
Dick Isenhour, News-Sentinel  
Bill Fisher, WOWO  
1 other person present

The President called the meeting to order at 7:47 P.M.

The Secretary related that all Commission members were present.

### APPROVAL OF MINUTES

Mr. Robert W. Hutner made a motion for approval of the minutes of the Special Meeting of September 18, 1979, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### VOUCHERS

Mr. Weinraub pointed out the omission of the amount and purpose for the voucher to L. I. Griffin & Sons located on the first page of the Voucher Sheet under "CBD Revitalization Fund".

Mr. John L. Andreas moved the approval of the Vouchers Paid in September, 1979, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion passed unanimously.

### OLD BUSINESS

#### Western Union - Manholes

Mr. Wasson told the Commissioners that the bill of sale has been received from Western Union for the cable, and that Western Union has been paid. He related that the Commission is in the process of preparing a letter to Seymour Samet to coordinate salvage of the cable with the Consulting Engineer.



Resolution No. 79-98 - Resolution Approving Amended Construction Plans For Parcel 13 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Seymour Samet showed his site plan and explained it to the members of the Commission. He related to the Commissioners that he is in the process of beautifying the area and assured them that it would be attractive when completed.

Mr. Andreas inquired as to the estimated cost of the addition proposed.

Mr. Samet responded that it would be \$75,000. He added that this will complement his other buildings.

Mrs. Stith asked what parcel this building would be located on.

Mr. Samet explained that they are developing all three (3) parcels-- Parcel 11, 12, and 13. He said that this structure would be located on Parcel 13.

Mrs. Stith stated that she felt the present structure that is up does not look as good as she had anticipated it would.

Mr. Samet related that all the trees had to be removed to build the structure, and he assured the Commission members that the final result would complement the other surrounding buildings.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-98, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

NEW BUSINESS

Resolution No. 79-112 - Declaratory Resolution To Amend The Urban Renewal Plan For The Neighborhood Development Program, Project (IND. A-14)

Mr. Wasson reported that the Commission staff met with the West Central Neighborhood Association people recently and presented the plan change to the Association for their review.

Mr. Smethers stated that at the last Association meeting, the members agreed on the proposed plan changes.

Mr. Turk remarked that the Commission will then take this amendment to the Plan Commission, provided the Redevelopment Commission approves it tonight.

Mr. Wasson described the plan changes to the members of the Commission. He added that these changes are being made in order to allow the development of a neighborhood center along with commercial activities, provided that this does not significantly increase vehicular traffic in the area. Mr. Wasson also related that the amendment includes a statement on landscaping and the protection of the other surrounding areas. He remarked that the Commission does have a letter recommending the changes to the plan from the West Central Neighborhood Association and one from the Department of Community Development & Planning.

Mr. Moody of the West Central Neighborhood Committee commented that several years ago they started working on getting this center, and they would really like to be able to begin construction of the building before the end of the year.

Mr. Turk related that the Board of Public Works is aware of the problem, since they own the land involved, and they would like to work something out with the Association. He remarked that a solution may be resolved within the next few days.



Upon a motion by Mr. Robert W. Hutner and a second by Mr. Henry F. Rood, Resolution No. 79-112 was adopted. Upon roll call, the motion passed unanimously.

Resolution No. 79-113 - Resolution Approving Contract For Appraisals Of Immovable Fixtures

Mr. Wasson explained that Resolution No. 79-112 enters into a Contract with Delta Consulting Service, Inc., to do immovable fixture appraisals on parcels in the Civic Center II Project. He advised the Commissioners that the appraisals have already been completed.

Mr. Turk informed the members of the Commission that a decision was made after a review with the two (2) appraisers involved--Mr. Larry Misner and Mr. Ronald Grzybowski.

Mr. Wasson stated that some of the properties in the block do not have enough immovables to require a detailed immovable appraisal.

Mr. Robert W. Hutner made a motion for adoption of Resolution No. 79-113, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-114 - Resolution Amending Contract For Appraisal Services Dated July 9, 1979 With Delta Consulting Service, Inc.

Mr. Wasson reported that Resolution No. 79-114 involves a Contract entered into with Delta Consulting Service, Inc., to do a property analyses. He related that this has been done by Delta Consulting, and that the \$372.00 amount is indicative of what was charged Delta to meet with the real estate appraisers on this.

Mrs. Hana L. Stith moved the approval of Resolution No. 79-114, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-115 - Resolution Approving Final Relocation Claim Submitted By International Business College

Mr. Wasson reviewed the previous reference to this matter at the last Commission meeting. He told the Commissioners that this is the final claim for the College.

Mr. Henry F. Rood moved the approval of Resolution No. 79-115, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-116 - Resolution Authorizing An Increase In An Acquisition Price For A Parcel In The Civic Center Renewal Project

Mr. Turk told the members of the Commission that Resolution No. 79-116 deals with Parcel 2-5 in the Civic Center Renewal Project. He related that the increase is based on current appraisal information which was not available at the time the prices were set. Mr. Turk recommended that the increase be approved.

Mr. Henry F. Rood made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.



Resolution No. 79-117 - Resolution Authorizing Execution Of Contract With MIT Incorporated For Soil Testing And Compaction Tests

Mr. Post told the Commission members that the demolition contracts contain a section on soil tests, and that the Commission staff asked MIT Incorporated to submit prices for this for the duration of the project.

Mr. Weinraub inquired as to the total cost involved.

Mr. Post related that within the past couple of months the fees have been around \$200.00 a month for all three (3) projects.

Mr. Weinraub asked when demolition would be completed on the three (3) projects.

Mr. Wasson related that the two civic center blocks would be completed before the end of the year, but the West Main Street property would not be finished until next spring.

Mrs. Stith questioned if the soil testing was a standard procedure done on a monthly basis.

Mr. Post explained that prior to getting an area backfilled, the compaction of the soil has to be tested so that future problems do not occur.

Mr. Wasson related that the monthly reference is only to the billing process and is not related to the time they actually do the testing.

Mr. John L. Andreas moved the adoption of Resolution No. 79-117, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-118 - Resolution Approving Contract For Boundary And Topographical Survey Of Block II And Block IV In The Civic Center Renewal Project And Authorizing The Execution Of A Contract

Mr. Turk explained that the Commission entered into an agreement with the donors of the botanical garden and conservatory, and that the appraisals are progressing along. He related that he recently met with the architects for an update and that they have been instructed to move ahead with their drawings.

Mr. Post told the Commission members that two (2) proposals have been received from land surveyors to provide the survey for the plant conservatory site. He related that Coil & Dickmeyer, Inc. submitted an amount of \$5,100 and Hofer & Davis, Inc. submitted one of \$10,900.

The Commissioners were concerned about the difference.

Mr. Turk stated that both firms have done work in the Civic Center Renewal Project previously and are familiar with it.

Mr. Robert W. Hutner made a motion for adoption of Resolution No. 79-118 with the selection of Coil & Dickmeyer in the amount of \$5,100. Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-119 - Resolution Approving Execution Of Certification Of Financing (I&M, Indiana Franklin Realty, and Peoples Trust Bank)

Resolution No. 79-120 - Resolution Approving Supplemental Agreement Regarding Acquisition Of Real Estate In Civic Center Renewal Project, Block III



Resolution No. 79-121 - Resolution Approving Supplemental Agreement  
Regarding Demolition In Civic Center Renewal Project, Block III

Mr. Turk stated that these three (3) resolutions represent the north half of Block III in the Civic Center Renewal Project site for the first phase of the parking garage. He related that the closing on the north half was held this afternoon.

Mr. Robinson explained the three (3) resolutions to the members of the Commission. He added that the UDAG grant, the revenue bonds, and the Redevelopment Bond will be the principal funds involved.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-119, 79-120, and 79-121. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

OTHER BUSINESS

Peoples Trust Bank Move - Relocation Payment

Mr. Turk referred to a recent letter from Peoples Trust Bank requesting an increase in the relocation amount due to unforeseen circumstances that arose.

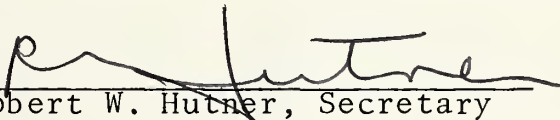
Mr. Rood felt that since it had been two (2) years since the appraisals were done that an increase was fair and reasonable.

Mr. Henry F. Rood made a motion for approval of the increase requested by Peoples Trust Bank, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 8:40 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF SPECIAL MEETING

DATE: September 18, 1979, 7:30 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
Henry F. Rood

MEMBERS ABSENT: John L. Andreas

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Pamela D. Weiss  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Darrell G. Post, Ronald L. Bonar & Associates  
Vincent J. Backs, Attorney  
Al J. Zacher, The Zacher Company  
Gail Bales, Journal-Gazette  
Bill Fisher, WOWO

The President called the meeting to order at 7:35 P.M.

The Secretary noted that all Commission members were present this evening except for Mr. Andreas.

### APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mrs. Hana L. Stith, the minutes of the Public Hearing and the Special Meeting of August 20, 1979 were approved. Immediately following, the motion carried unanimously.

### VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan - Legal Services during the month of August, 1979 in the amount of \$1,767.30

Mr. Henry F. Rood made a motion for approval of the Voucher Sheet and the bill from Rothberg, Gallmeyer, Fruechtenicht & Logan in the amount of \$1,767.30. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

### OLD BUSINESS

#### Western Union - Manholes

Mr. Wasson explained that Seymour Samet has asked for permission to have a section removed to see if it is valuable. Mr. Wasson stated, however, that this request cannot be granted until the Commission actually owns the cable. He related that a Bill of Sale has been executed and should be received by the Commission shortly. Mr. Wasson said that as soon as the Commission has received the Bill of Sale, action can be taken on this matter.

Mr. Weinraub tabled this matter until the next Commission meeting.



## NEW BUSINESS

### Resolution No. 79-98 - Resolution Approving Amended Construction Plans For Parcel 12 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk told the members of the Commission that Resolution No. 79-98 should be tabled at this time because S S Structures is not present this evening with their plans. He requested that this matter be held in abeyance until the next Commission meeting.

### Resolution No. 79-99 - Resolution Selecting Mid Town Investment, A Joint Venture Of Mid Town Development, An Indiana Partnership And Interrad International, Inc., As Submitting The Highest And Best Offers For Disposition Parcels 1 And 2, West Main Street Renewal Project Amended

Mr. Weinraub felt the bid package of Mid Town Investment was very impressive. He acknowledged that Messrs. Vincent J. Backs and Al J. Zacher are present this evening to represent the bidders.

Mr. Backs related that Mid Town Development has been working on developing a building downtown for six (6) or seven (7) years and is very happy that the project has come this far to being seriously considered. He referred to a rendering of the planned structure. Mr. Backs told the Commissioners that their plans call for a 5-story building with 108,000 sq. ft. gross--of which 100,000 sq. ft. will be rental. He stated that the cost involved would be between \$6 and \$7 million. Mr. Backs explained that the building would be for office or commercial usage with possibly a restaurant. He remarked that this is a joint venture consisting of ten (10) other gentlemen besides Mr. Zacher and himself and joined by Interrad International. He referred to Mr. Zacher's letter of September 11, 1979 listing the developers involved in the project. Mr. Backs informed the Commission members that Interrad International is headquartered in Stamford, Connecticut and owns subsidiary manufacturing companies. He referred to the September 17, 1979 letter from Peoples Trust Bank indicating the financial capability of the company. Mr. Backs reported that the developers have worked on pre-leasing the building and they feel that it will lease out quickly. He indicated that construction of the building would start in early spring of 1980, and the building would be completed within 1½ to 2 years after construction has commenced. Mr. Backs stated that with the Redevelopment Commission acquiring the block to the west, the parking problem should be solved by the construction of a parking garage. Mr. Backs mentioned that the developers have even thought of connecting the two projects with a walkway across interlocking their building with the parking garage.

Mr. Rood inquired as to the location of the elevators. He remarked that he felt underground passageways to the elevators would be better.

Mr. Backs indicated the location of the elevators on the rendering.

Mr. Zacher responded that the underground utilities would present a problem. He added, however, that they would pursue this suggestion.

Mr. Zacher made mention that on the "Transfer Corner" a private park would be developed.

Mr. Weinraub pointed out that where the park is slated for development is along the outside wall of Riegel's, and the Commission is committed to do something with that wall.

Mr. Backs related that they have had previous associations with Riegel's in the past, and he explained that Riegel's have always been very cooperative with everything.



Mr. Backs stated that all property owners seem willing to work together to come up with a nice looking area, and he added that he felt there would be no problems.

Mr. Rood questioned if the developers intend to use the original plan as shown on the rendering or the alternative one.

Mr. Backs replied that a decision has not been made as yet.

Mr. Turk reported that the Commission staff met with the architect for the developers on their plans. He pointed out that this is not the preliminary plan and that the plans will be approved by the Commission members prior to final decision.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-99, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

The Commissioners complimented the developers on their presentation.

Resolution No. 79-100 - Resolution Authorizing Execution Of Grant Of Right-Of-Way To City Of Fort Wayne

Mr. Wasson explained that Resolution No. 79-100 deals with the widening of West Main Street. He told the members that the Commission is obligated to grant a right-of-way for the first block since the right-of-way is being extended 22' to the north and the Commission owns it.

Mr. Henry F. Rood made a motion for approval of Resolution No. 79-100, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-101 - Resolution Establishing Month-To-Month Rent For Owner Of Parcel 4-5 In The West Main Street Renewal Project Amended

Mr. Turk stated that Resolution No. 79-101 pertains to VaChon's on the block between Harrison and Maiden Lane. He related that a rental amount has been negotiated based on an agreement to vacate the premises when notified.

Mr. Henry F. Rood made a motion for approval of Resolution No. 79-101, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-102 - Resolution Approving Erection Of Project Signs

Mr. Wasson told the members that the Commission is in a position to erect project signs on the civic center parking garage site and the West Main Street site. He went through the designs of the signs with the Commissioners. Mr. Wasson explained that they have been designed so that part of them can be removed and relocated to different buildings.

Mr. Weinraub wondered if the Commission should have one made for the civic center/hotel site at this time.

Mr. Wasson related that a sign for the civic center is included in the contract with Grinsfelder-McArdle Associates.

Mr. Hutner could not understand why the Commission should pay \$1,200 for project signs.

Mr. Turk explained that the Commission receives a large number of questions during the day from individuals wondering what is happening on the sites.



Mr. Wasson related all the mistakes and problems the Commission had with the first sign purchased for the Civic Center Renewal Project by using the cheapest bid. He said that the Commission staff felt by going with a better firm, a better impression would be made.

Mr. Henry F. Rood moved the approval of Resolution No. 79-102, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-103 - Resolution Authorizing Execution Of Agreement

Mr. Turk informed the Commission members that Resolution No. 79-103 refers to an Agreement between the Convention Authority, the Embassy Theatre Foundation, the Redevelopment Commission, and the City of Fort Wayne regarding the civic center. He mentioned that all parties have executed the Agreement except the Commission, and he recommended that Resolution No. 79-103 be approved.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-103, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Rood asked where the funds would come from.

Mr. Turk explained that they would be attained from federal grants-in-aid and through revenue sharing.

Resolution No. 79-104 - Resolution Approving Reuse Appraisal Services

Mr. Turk told the members of the Commission that Resolution No. 79-104 refers to services Mr. James E. Harding will be doing on the hotel site. He remarked that the minimum sales price for the hotel parcel is set at \$46,500.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-104, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-105 - Resolution Approving Disposition Documents For Disposition Parcel 1 In The Civic Center Renewal Project And Authorizing The Offering Of Real Estate For Sale

Mr. Turk remarked that since the Commission authorized in January to market the hotel site to developers and operators, there have been several developers of first-class hotels interested in downtown Fort Wayne. He said that at this point he feels the interest has matured enough and recommended that the Commission not delay approving the disposition documents so that the parcel can be offered to a potential developer. Mr. Turk related that the average of the two (2) opinions of value come to \$46,500. He mentioned that this parcel is not being offered for any other use than a hotel. Mr. Turk stated that the \$46,500 amount is the minimum price offered. He said that the Commission members will review all of the information and choose the highest and best proposal.

Mr. Weinraub inquired if a developer could construct condominiums along with a hotel.

Mr. Turk stated that the matter could be considered.

Mr. Henry F. Rood made a motion for approval of Resolution No. 79-105, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.



Mr. Turk informed the Commissioners that a presentation and the opening of the bids for the hotel site will take place on Monday, October 22, 1979 at 7:30 P.M. in the Board of Works Hearing Room.

Resolution No. 79-106 - Resolution Authorizing The Executive Director To Execute Letter Of Concurrence In Costs Of A Utility Relocation In The Civic Center Renewal Project, Block III

Mr. Wasson explained that Resolution No. 79-106 refers to the civic center parking garage site. He went on to explain that a transformer and line will have to be removed by I&M Electric that is currently owned by Peoples Trust Bank.

Mrs. Hana L. Stith moved the adoption of Resolution No. 79-106, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-107 - Resolution Approving Final Relocation Claim Submitted By International Business College

Mr. Turk told the Commissioners that this relocation claim submitted by International Business College is in line with what was previously submitted. He was concerned, however, if this is actually the final claim.

Mr. Wasson explained that after the Commission prepared this final claim and International Business College submitted these items as their final claim, the Commission received a bill from a design firm in Pittsburgh which had gone bankrupt. Mr. Wasson informed the Commissioners that the College had forgotten about the bill and the Commission staff cannot decide if, in fact, the firm was paid or the status on the bill in the amount of \$1,500.

Mr. Weinraub wondered if the Commission was obligated to pay them if the firm had gone bankrupt.

Mr. Robinson commented that he felt, just from what has been said, that it seems the College should owe the bill and not the Redevelopment Commission, especially if it does not seem to be a relocation item.

Mr. Wasson stated that it does appear to be a relocation related expense.

Mr. Turk said that the bill has to be submitted by the College as part of their claim. He told the Commissioners that the staff would check with the College and find out what they want to do about it.

Mr. Rood suggested that the Commission pass the resolution omitting the word "final".

Mr. Henry F. Rood moved the adoption of Resolution No. 79-107 with the omission of the word "final", and Mrs. Hana L. Stith seconded the motion. Upon roll call, Mr. Hutner abstained because he could not see any reason for a loophole regarding the additional bill.

#### OTHER BUSINESS

Resolution No. 79-108 - Resolution Authorizing Execution And Delivery Of Deed

Mr. Turk related that Resolution No. 79-108 refers to land that will be used by the City on which the civic center parking garage is to be constructed and it deeds that land to the City. He stated that the City is preparing to award the construction bid next week.



Mr. Robert W. Hutner moved the adoption of Resolution No. 79-108, and Mr. Henry F. Rood seconded the motion. Upon roll call, the motion passed unanimously.

#### Peoples Trust Bank - Moving Costs

Mr. Weinraub referred to a letter dated September 13, 1979 from Mr. Hiram Nally of Peoples Trust Bank regarding their moving costs. The letter stated basically that due to inflation their moving costs would be approximately \$15,000 more; however, they are willing to settle for a \$10,000 increase.

Mr. Turk stated that when the Commission negotiated for the purchase of these properties, some relocation was discussed. At that time, it seemed useful from the Bank's point of view to combine the acquisition with the relocation into one agreement to which they were entitled. Mr. Turk said that the agreement states that no further claims are to be forthcoming. Now, they have run into the unexpected. Mr. Turk said that he would reject Mr. Nally's request based on the agreement.

Mr. Robinson told the Commission members that he felt Peoples Trust Bank is obligated under the contract to conform.

A discussion followed.

Mr. Weinraub stated that this matter would be tabled and brought up at an Executive Session at the next Commission meeting.

#### Storm Sewers - Civic Center Renewal Project

Mr. Turk reported that a substitute sewer needs to be designed in a public right-of-way, and that Darrell Post and Gary Wasson have met with the sewer architect on this.

Mr. Wasson explained that there is a storm sewer that runs down the alley and takes water off of Jefferson Street and brings it back on Calhoun Street. It has been decided that by constructing a storm sewer on the south side of Washington Street, it would handle both the civic center as well as the drainage off of the streets. Mr. Wasson mentioned that there is a time constraint involved on this project.

Mr. Weinraub inquired as to the cost involved.

Mr. Post replied that they do not have any figures worked up as yet.

Mr. Turk recommended that the Commission members approve this matter allowing an engineer to go ahead with the design. He stated that the Commission is obligated to do this work.

Mrs. Hana L. Stith made a motion for approval of the hiring of an engineering firm to proceed with the design work. Mr. Robert W. Hutner seconded the motion, allowing the selection to be made by the Commission staff. Upon roll call, the motion passed unanimously.

#### Conservatory - Topography Survey

Mr. Turk reported that the staff is working with the architects for the conservatory and that they require some topography survey data. He related that they would like to proceed with this now.

Mr. Weinraub questioned if the Commission has the funds available.

Mr. Turk responded affirmatively.



Mr. Robert W. Hutner made a motion for approval that the Commission proceed with a topography survey at this time. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

#### Schenkel and Scheele, Inc.

Mr. Wasson referred to the proposal received from Schenkel and Scheele, Inc. for the development of ½ of Parcel 7 and all of Parcel 8 in the Hanna-Creighton Urban Renewal Project. He stated that the time has elapsed on the execution of the contract. Mr. Wasson related that he met with representatives of Schenkel and Scheele yesterday and received a guarantee that they will have a contract to the Commission within the next few days. Mr. Wasson told the Commission members that he just wanted to make them aware of this matter.

#### Carl Light - Temporary Parking Lot

Mr. Turk reminded the members of the Commission of the selection of Carl Light to run a temporary parking lot downtown for \$1,050 a month, anticipating the use of 90 spaces. Mr. Turk explained that at the present time Martin, Inc. is using part of the parcel for demolition and Mr. Light has lost approximately 30 spaces. He told the Commission members that Mr. Light has requested a reduction in the rental amount of \$700.00 a month, and that it seems reasonable.

Mr. Henry F. Rood made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

#### Downtown Parking

Mr. Hutner stressed that there is little space for parking in the downtown area due to all of the demolition that is presently going on. He also mentioned the property damage that is being done to businesses and properties in the downtown area. Mr. Hutner stated that demolition contractors are using some space that could be used for parking to store their cars and equipment. He felt there was no excuse for this and said that something should certainly be done to help the people who have businesses downtown and are trying to work.

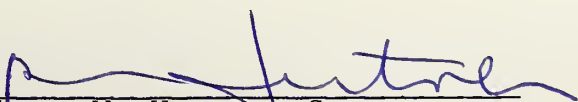
Mr. Weinraub said that a discussion should be held with Martin, Inc. regarding the northeast corner of the Vim property being completed and made to accommodate parking.

Mr. Rood mentioned the Commission should charge Martin, Inc. the amount of rent they are losing from Carl Light.

#### ADJOURNMENT

Upon a motion from Mr. Henry F. Rood and a second by Mrs. Hana L. Stith, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF SPECIAL MEETING

DATE: August 20, 1979, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Robert W. Hutner, Secretary  
John L. Andreas

MEMBERS ABSENT: Hana L. Stith, Vice President  
Henry F. Rood

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Darrell G. Post, Ronald L. Bonar &  
Associates, Inc.  
William Kerr, HBC Realty Corporation  
Gordon Johnson, Petrusco Realty, Inc.  
Seymour Samet, S S Structures  
Ray McIntyre, S S Structures  
Ethel H. LaMar, Member of the Board of  
Public Works  
Sylvia Smith, Journal-Gazette  
Dick Isenhour, News-Sentinel

Mr. Weinraub called the Special Meeting to order at 4:20 P.M.

Mr. Hutner noted that all members were present except for Mrs. Stith and Mr. Rood.

### APPROVAL OF MINUTES

Upon a motion by Mr. Robert W. Hutner and a second by Mr. John L. Andreas, the minutes of the Special Meeting of July 3, 1979, the Regular Meeting of July 9, 1979, and the Special Meeting of July 25, 1979 were approved. Upon roll call, the motion passed unanimously.

### VOUCHERS

#### Rothberg, Gallmeyer, Fruechtenicht & Logan

Legal Services for the month of June, 1979      \$1,916.40

#### Rothberg, Gallmeyer, Fruechtenicht & Logan

Legal Services for the month of July, 1979      \$3,179.60

Mr. Hutner asked if the Vouchers contained anything unusual.

Mr. Turk responded negatively.

Mr. John L. Andreas made a motion for adoption of the Vouchers and the bills from Rothberg, Gallmeyer, Fruechtenicht & Logan totalling \$5,096.00. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.



## OLD BUSINESS

Resolution No. 79-60 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-2 With Martin, Inc.

Mr. Wasson explained that this change order removes the item of demolishing the sidewalks along Calhoun and Washington Streets on the south half of the parking garage block. A decision was made to leave the sidewalks alone. Mr. Wasson stated that the change order deletes Martin's contract in the amount of \$2,462.00.

Mr. Robert W. Hutner made a motion for approval, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

## Western Union - Manholes

Mr. Post related that this refers to the salvage value that was discussed at a previous Commission meeting. He stated that they have been in contact with Mr. Seymour Samet. Mr. Post stated that they will be contacting all the utilities to find out exactly how many manholes will have to be removed. He told the members that they would report back to the Commission on this as soon as a decision has been made as to the number of manholes that have to be removed and a cost amount.

## NEW BUSINESS

Resolution No. 79-87 - Confirmatory Resolution, Petrusco Realty, Inc.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-87, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-88 - Confirmatory Resolution, HBC Realty Corporation

Mr. John L. Andreas made a motion for approval, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-89 - Resolution Approving Construction Plans Submitted By S S Structures For Real Estate In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson remarked that Mr. Samet and Mr. McIntyre are both present this afternoon from S S Structures and he asked them to come forward at this time.

Mr. McIntyre described the site plan and proposal for Disposition Parcel No. 12 in the Hanna-Creighton Urban Renewal Project. He explained that they are proposing to build a warehouse-type building that is 45' wide and 175' long. Mr. McIntyre noted that there would be paving behind the structure and parking in the front. The landscaping of the front of the building, including a built-up berm, as recommended by the Commission staff, will be included in order to properly screen the parking. He gave an account of their re-design in the plan to accommodate for the parking in the front so that it is not an eyesore.

Mr. Turk told the Commissioners that the staff has reviewed these plans and feels they are very attractive.



Mr. McIntyre gave, in detail, the floor plan.

Mr. Weinraub said he felt this structure would certainly be an asset to the area.

Mr. Andreas inquired as to the height of the structure.

Mr. McIntyre stated that it would be 16' high, which would lend itself to almost any type of business.

Mr. Turk stated that Resolution No. 79-89 should indicate the granting of a waiver to permit parking in front of the building.

Mr. Robert W. Hutner made a motion for adoption, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

Resolution No. 79-90 - Resolution Authorizing Execution And Delivery Of Conveyance (S S Structures)

Mr. John L. Andreas made a motion for adoption, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-91 - Resolution Approving Certificate Of Completion For Parcel 11 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk stated that Resolution No. 79-91 should be tabled at this time and that he would like to substitute another matter in its place.

Mr. Wasson reported that S S Structures have built a building on Parcel No. 11 in the Hanna-Creighton Urban Renewal Project and that in the original plan it calls for 5,000 sq. ft. He remarked that S S Structures is submitting construction plans to add an additional 5,000 sq. ft. to the rear of the building and are requesting Commission approval.

Mr. Turk declared that this would become Resolution No. 79-91, since the original Resolution No. 79-91 was tabled.

Mr. Robert W. Hutner made a motion for approval of the new Resolution No. 79-91, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-92 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mrs. Zickgraf pointed out that Resolution No. 79-92 refers to Disposition Parcel No. 4 in the Hanna-Creighton Urban Renewal Project. She announced that the proposal submitted by the True Love Missionary Baptist Church has been accepted and that Resolution No. 79-92 establishes the price at \$9,700.

Mr. Weinraub asked if the Church was agreeable to this price.

Mrs. Zickgraf mentioned that the Church said they would pay this amount.

Mr. John L. Andreas moved the approval of Resolution No. 79-92, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.



Review of Agreement to Purchase Disposition Parcel 19 in the Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Turk requested that this matter be tabled at this time.

Resolution No. 79-94 - Resolution Authorizing An Additional Appraisal On Parcel 2-1 In The Civic Center Renewal Project

Mr. Turk made known that he is considering having a third appraisal done on Parcel 2-1 since the appraisals done on this parcel were completed two (2) years ago. He noted that Mr. Gettel proposes an amount of \$575.00, which is pretty much the same amount as when it was done by him two (2) years ago.

Mr. Weinraub wondered what the outcome would be if the Commission chose not to do a third appraisal.

Mr. Turk stated that the attorney for the Palace Cafe has requested that another look be taken at the property. Mr. Turk felt this was a reasonable request.

Mr. John L. Andreas moved the approval of Resolution No. 79-94.

Mr. Hutner expressed his view against another appraisal being done. He felt there was no reason for a third appraisal.

Mr. Weinraub stated that the property owner has told the Commission they would be agreeable to whatever Mr. Gettel decides upon.

Mr. Turk noted that the Commission has not approved any price on this as yet.

Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-95 - Resolution Authorizing The Executive Director To Offer Updated Acquisition Prices And Execute Agreements To Purchase Real Estate And Acquire Parcels In Block II Of The Civic Center Renewal Project

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-95, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-96 - Resolution Approving Change Order No. 2 To Demolition Contract No. D-1 With Martin, Inc.

Mr. Wasson described that this change order authorizes the demolition of the south half of the north/south alley in the civic center block which was not included in the original demolition contract.

Mr. Weinraub questioned if the figure shown on the change order was within reason.

Mr. Post responded that the price amount was definitely within reason.

Mr. Robert W. Hutner made a motion for approval, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.



Resolution No. 79-97 - Resolution Approving Change Order No. 2 To Contract No. D-3 With L. I. Griffin & Sons, Inc.

Mr. Weinraub reported that Resolution No. 79-97 deals with the north/south alley in Block III on West Main Street and the removing of two (2) basements.

Mr. John L. Andreas made a motion for approval, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

#### OTHER BUSINESS

Resolution No. 79-93 - Resolution Approving Reuse Appraisal Services

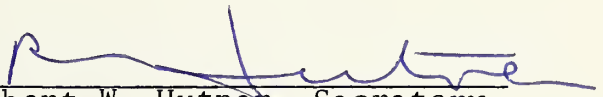
Mr. Turk related to the Commissioners that he would like to begin the bidding process on the hotel parcel for the civic center block. He recommended that Mr. Ronald E. Gettel be selected to do an appraisal. Mr. Turk stated that Mr. Gettel has proposed a fee of \$2,500, and that it seems to be reasonable.

Mr. Robert W. Hutner made a motion for adoption, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion passed unanimously.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 4:43 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



MINUTES OF PUBLIC HEARING

DATE: August 20, 1979, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT:

Leonard M. Weinraub, President  
Robert W. Hutner, Secretary  
John L. Andreas

MEMBERS ABSENT:

Hana L. Stith, Vice President  
Henry F. Rood

STAFF PRESENT:

Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT:

Richard D. Robinson, Attorney  
Darrell G. Post, Ronald L. Bonar &  
Associates, Inc.  
William Kerr, HBC Realty Corporation  
Gordon Johnson, Petrusco Realty, Inc.  
Seymour Samet, S S Structures  
Ray McIntyre, S S Structures  
Ethel H. LaMar, Member of the Board of  
Public Works  
Sylvia Smith, Journal-Gazette  
Dick Isenhour, News-Sentinel

The President called the public hearing to order at 4:03 P.M. and explained that the public hearing is being held to hear and receive comments regarding Declaratory Resolution Nos. 79-74 and 79-75 which designate Petrusco Realty and HBC Realty Corporation, respectively, as urban development areas under Public Law No. 69. He mentioned that legal notices were published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel on Tuesday, July 31st and Tuesday, August 7th. Mr. Weinraub stated that the Commission would provide an opportunity this afternoon for all persons and organizations wishing to express their views with respect to these designations. He asked that anyone wishing to file a written remonstrance or objection should do so during this hearing, and that all statements should be brief and to the point. Mr. Weinraub requested that each speaker come forward and give their name, address, and/or organization. He invited those wishing to make a statement regarding the resolution on Petrusco Realty to come forward at this time.

There was no response.

Mr. Weinraub requested that anyone wishing to make a statement on the resolution for HBC Realty Corporation do so now.

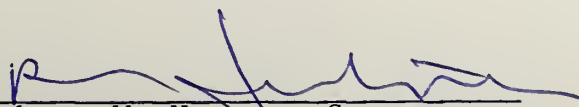
There was no answer.

ADJOURNMENT

There being no further comment to be made, the President declared the public hearing closed at 4:07 P.M.

Mr. Weinraub related that an Executive Session would be held on the 8th Floor at this time to discuss the acquisition prices for parcels in Block II of the Civic Center Renewal Project.

Respectfully submitted,

  
Robert W. Hutner, Secretary



MINUTES OF SPECIAL MEETING

DATE: July 25, 1979, 4:00 P.M.

PLACE: Executive Director's Office, Room 830, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
John L. Andreas

MEMBERS ABSENT: Henry F. Rood

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Pamela D. Weiss

OTHERS PRESENT: Darrell Post, Ronald L. Bonar & Associates  
Sylvia Smith, Journal-Gazette  
A representative from WOWO

The meeting was called to order by Mr. Weinraub at 4:03 P.M.

NEW BUSINESS

Resolution No. 79-82 - Resolution Approving Costs Of Relocation Of  
Utilities In East Central Towers Site And Authorizing Executive Director  
To Execute Letters Of Concurrence

Mr. Wasson reported that Resolution No. 79-82 involves the approval for relocation of the telephone facilities for the East Central Towers site of \$7,207 and \$20,960 for Indiana & Michigan Electric Company. He stated that the Commission does have letters from Ronald L. Bonar & Associates recommending approval and added that the projects are underway at the present time.

Mr. Weinraub wondered if there would be any water or sewer.

Mr. Wasson replied negatively. He explained that this concluded the relocation of utilities for the East Central Towers site. He added that the sidewalks have to be replaced on the site.

Mr. Robert W. Hutner made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-83 - Resolution Approving Relocation Costs Of  
Northern Indiana Public Service Company In Block I, Civic Center  
Renewal Project

Mr. Wasson requested concurrence on the relocation of the gas lines in the civic center block in the amount of \$7,300. He noted that this is the last remaining utility relocation the Commission will have to take action on.

Mr. John L. Andreas moved the adoption of Resolution No. 79-83, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.



Resolution No. 79-84 - Resolution Approving Relocation Costs Of  
Indiana & Michigan Electric Company In North/South Alley Between  
Harrison And Calhoun, West Main Street Renewal Project Amended

Mr. Wasson explained that this particular alley runs between White Cross Supply and Elmer's Tavern, and that Indiana & Michigan Electric Company is the only utility company in the alley. He stated that I&M is asking the Commission's concurrence in the amount of \$6,230 for the relocation of their facilities.

Mr. Turk commented that the costs were reasonable.

Mrs. Hana L. Stith made a motion for approval of Resolution No. 79-84, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-85 - Resolution Approving Disposition Documents For  
Disposition Parcels 1 And 2 In West Main Street Renewal Project Amended

Mr. Turk related that the Commission members were sent a package with the bid documents for two (2) parcels of land in the West Main Street Renewal Project Amended--one, a commercial parcel fronting on West Main Street on the north side (containing 29,440 sq. ft.), and the other, a smaller parcel on the north side of the alley (containing 2,400 sq. ft.). Mr. Turk explained that two (2) independent appraisals were made on each parcel with the review being done by Mr. Ronald E. Gettel. He gave Mr. Gettel's figures of \$287,500 for Disposition Parcel 1 and \$24,650 for Disposition Parcel 2.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-85, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk reported that the Commission will now place the legal advertisement in the newspapers and recommend a thirty (30) day period from the date of the advertisement.

Mr. Weinraub questioned if the widening of West Main Street should be a part of this.

Mr. Wasson said that the pre-construction conference was held last week and that the utilities are supposed to be starting their relocation work this week. He stated that the actual construction will begin in mid August.

Resolution No. 79-86 - Resolution Approving The Recommendation To  
Proceed With The Development Of The Municipal Parking Garage As  
Designed, Incorporating Modifications Already Agreed To By The Board  
Of Public Works, Indiana & Michigan Electric Company, Peoples Trust  
Bank And The Redevelopment Commission

Mr. Weinraub stated that Resolution No. 79-86 refers to the parking garage lease with I&M and Peoples Trust Bank.

Mr. Turk informed the Commission members that a couple of weeks ago a formal request was received from the Public Transportation Corporation requesting participation in the exploration of the feasibility of replanning, redesigning, and refinancing the present garage. He went into the history of the agreement. Mr. Turk stated that the Commission advised I&M and Peoples Trust Bank of the nature of the PTC request and asked I&M and Peoples Trust Bank if this redesign question were to be explored would they be willing to waive the 1977 Agreement. Mr. Turk related that the Commission has had no response from either I&M or Peoples Trust Bank on this.



He told the Commissioners that Resolution No. 79-86 simply recognizes that and affirms the recommendation to go ahead with the garage as currently designed.

Mr. Weinraub inquired if the Commission has updated signed agreements from Peoples Trust Bank and I&M.

Mr. Turk replied that both parties have agreed to sign new agreements, but the Commission does not have them in their possession.

Mr. Turk told the Commissioners that he feels the Commission should respond to PTC now because this just cannot be done at this time.

Mr. Weinraub pointed out that they want the Commission to change their plans, but there is no security of additional funding which may be required.

Mr. Andreas felt that this would be contrary to the Commission's total purpose. He recommended approval of Resolution No. 79-86.

A discussion followed.

Mr. John L. Andreas made a motion for approval of Resolution No. 79-86, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

#### OTHER BUSINESS

##### Western Union

Mr. Weinraub asked if the staff has looked into Western Union's manhole problem as yet and the feasibility of removing the abandoned-in-place cable.

Mr. Turk stated that the staff is working on the matter at present.

Mr. Wasson reported that the staff has sent a letter to the Board of Public Works requesting cooperation with them and asking if the Commission can incorporate the filling in of some of the manholes into planned street construction.

Mr. Weinraub questioned if the staff has looked into the feasibility of drawing all the cable out.

Mr. Wasson replied negatively.

A discussion followed.

Mr. Post stated that he would look into the matter and advise the Commission.

##### Ex-L Temporaries Weed Cutting

Mrs. Zickgraf asked the Commissioners for approval for Mr. Otte to proceed to negotiate with Ex-L Temporaries for the second cutting in the Hanna-Creighton area. She explained that Mr. Otte has arranged for a tractor for \$90.00 a day along with another machine for \$80.00 a day.

The Commissioners agreed that Mr. Otte be allowed to proceed with the next weed cutting in the Hanna-Creighton area.

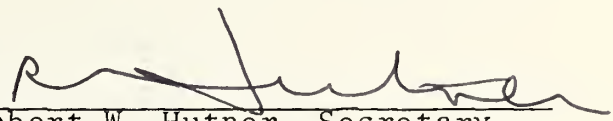


The Commission members were reminded of the next Commission meeting to be held on Monday, August 20, 1979 at 4:00 P.M.

ADJOURNMENT

The meeting was adjourned at 4:20 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



## MINUTES OF REGULAR MEETING

DATE: July 9, 1979, 4:00 P.M.

PLACE: Board of Works Hearing Room, 9th Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary

MEMBERS ABSENT: Henry F. Rood  
John L. Andreas

STAFF PRESENT: Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Darrell Post, Ronald L. Bonar & Associates  
Ethel H. LaMar, Member of the Board of  
Public Works  
William Kerr, HBC Realty Corporation  
Gordon Johnson, Petrusco Realty, Inc.  
Frank Paige, True Love Missionary Baptist  
Church  
Sylvia Smith, Journal-Gazette  
Dick Isenhour, News-Sentinel

The President called the meeting to order at 4:25 P.M.

The Secretary noted that all members were present except for Messrs.  
Rood and Andreas.

### APPROVAL OF MINUTES

Upon a motion by Mrs. Hana L. Stith and a second by Mr. Robert W. Hutner, the minutes of the Regular Meeting of May 14, 1979 and the Regular Meeting of June 11, 1979 were approved. Upon roll call, the motion carried unanimously.

### VOUCHERS

Rothberg, Gallmeyer, Fruechtenicht & Logan - Legal Services in the amount  
of \$3,695.25

Mr. Weinraub commented on the high paying interest on 10% of the money the Commission has invested.

There being no further comment or questions, Mr. Robert W. Hutner made a motion for approval of the Vouchers along with the legal services amounting to \$3,695.25. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### OLD BUSINESS

Resolution No. 79-63 - Resolution Selecting The True Love Missionary Baptist Church As Developer For Disposition Parcel 4 In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson informed the members of the Commission that a proposal for Disposition Parcel 4 has been received from the True Love Missionary



Baptist Church to purchase the west half with an option on the east half of the parcel.

Mr. Paige, a representative of the Church, explained that the Church is interested in Parcel 4 to use as a parking lot for the improvement of the Church.

Mr. Weinraub inquired if there wasn't a discrepancy regarding Disposition Parcel 3.

Mr. Wasson stated that there was an encroachment on the property of the Church. He explained that this resolution is just the initial procedure that the Commission has to go through for HUD. Mr. Wasson mentioned that another developer is interested in the other half of Parcel 4 and Parcel 5.

Mr. Weinraub asked Mr. Paige how long the Church would require an option for the other half.

Mr. Paige replied that the Church would need approximately one (1) year.

Mr. Hutner inquired if the interested developer for Parcel 5 needs half of Parcel 4 and all of Parcel 5.

Mr. Wasson stated that the developer feels they do. He remarked that they are trying to obtain over 100,000 sq. ft.

Mrs. Stith mentioned that Reverend White has stated that they would also like some space for a basketball court.

Mr. Weinraub stated that it takes about sixty (60) days for approval to come from HUD.

The Commissioners decided that they would reconsider this matter after HUD approval has been received.

Mrs. Hana L. Stith made a motion for approval of Resolution No. 79-63, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

#### NEW BUSINESS

Resolution No. 79-73 - Resolution Approving Compensation To Be Paid For Additional Acquisition Appraisal Services, Civic Center Renewal Project, Block II

Mr. Wasson told the Commission members that this refers to the Embassy block. He explained that this resolution would allow the appraisers to update the appraisals that were done previously on that block, and that Messrs. Gettel, Griffin, and Misner would be doing the appraisals.

Mr. Robert W. Hutner made a motion for approval of Resolution No. 79-73, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-74 - Declaratory Resolution, Petrusco Realty, Inc.

Mr. Weinraub stated that Resolution No. 79-74 deals with Petrusco Realty, and that they are requesting tax abatement for their new service center.

Mr. Johnson, representing Petrusco Realty, explained that Petrusco Realty has redone the Main Auto building using all four (4) floors. He added that there would be a total of approximately 150 people in the facility.



Mrs. Stith inquired if this would be a permanent facility.

Mr. Johnson replied that it would, adding that they bought the building.

Mr. Johnson went on to explain the remodeling that would be done.

Mr. Wasson told the Commissioners that a Public Hearing would be held prior to the next Regular Meeting, where a Confirmatory Resolution will be adopted and then Petrusco Realty will be eligible for tax abatement.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-74, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-75 - Declaratory Resolution, HBC Realty Corporation

Mr. Kerr, representing HBC Realty Corporation, told the members of the Commission that they would like to have an abatement of taxes for a one-story brick building that is approximately 16,000 sq. ft. with ample parking. He stated that application for the building permit has already been made.

Mr. Robert W. Hutner moved the adoption of Resolution No. 79-75, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-76 - Resolution Authorizing Use Of Proclaimer Certificate Relative To Establishment Of Revised Fair Reuse Value For Property To Be Disposed Of In The Hanna-Creighton Urban Renewal Project (IND. R-51)

Mr. Wasson told the Commission members that the submission of this Proclaimer Certificate to HUD is one of the required steps necessary in order to sell one of the parcels in the Hanna-Creighton Project area. He related that this particular proposal was submitted by S S Structures, and this parcel is just west of the Rems building.

Mrs. Zickgraf remarked that the parcel listed on the Proclaimer Certificate has been reappraised, and the Proclaimer Certificate is required to set the price.

Mrs. Hana L. Stith moved the approval of Resolution No. 79-76, and Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Resolution No. 79-77 - Resolution Approving Change Order To Agreement For Weed And Grass Cutting, Hanna-Creighton Urban Renewal Project Area

Mrs. Zickgraf explained that Mr. Otte had planned on being present this afternoon to explain the change order, but could not because of a doctor's appointment. She reported that the weeds were very high, and it entailed more work than expected. Mrs. Zickgraf stated that the bill came in at \$711.22.

Mrs. Stith inquired as to the cost involved when this work was previously done.

Mrs. Zickgraf replied that it cost \$3,500, but there was a lot more work involved.

Mr. Robert W. Hutner made a motion for approval, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion passed unanimously.



## OTHER BUSINESS

### West Main Street Reconstruction

Mr. Wasson stated that bids have been received by the Board of Public Works, and the lowest bid received was \$729,504.29. He remarked that the Commission previously entered into an agreement with the Board of Public Works at \$500,000. Mr. Wasson requested that the Commission amend this agreement to the \$729,504.29 figure.

Mr. Weinraub asked where the additional amount would come from.

Mr. Robinson explained that the Redevelopment Bond Fund allows for such contingencies to be covered. He added that this is the first time this fund has been used.

Mrs. Zickgraf stated that there is quite a large amount of money available. She explained that the money would be invested.

Mr. Weinraub wondered if the Board of Public Works has committed themselves on any of this project.

Mr. Wasson related that the agreement does not state that they are committed.

Mr. Robert W. Hutner made a motion that the agreement with the Board of Public Works be amended in the amount of \$729,504.29, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### Civic Center Renewal Project, Block IV Immovable Fixture Appraisals

Mr. Wasson requested that the Commissioners select an immovable appraiser for Block IV in the Civic Center Renewal Project so that estimates can be obtained for the area. He stated that two (2) firms have been contacted--S.M. Dix Associates, Inc., and Delta Consulting Services, Inc. Mr. Wasson told the members of the Commission that the staff recommends the firm of Delta Consulting Services in view of the fact that they are offering services at a lower cost and Mr. Grzybowski and his partner were employed by S.M. Dix and are familiar with their appraisal methods.

Mr. Robert W. Hutner moved the selection of Delta Consulting Services, Inc., as the immovable appraiser for Block IV in the Civic Center Renewal Project. Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### East Central Towers Sidewalk Removal

Mr. Wasson explained that the sidewalk has to be removed at the East Central Towers site so that General Telephone Company can proceed with their required construction. He stated that the Commission has received two (2) bids for the removal of the sidewalk--one from Gateway Construction Company in the amount of \$1,800 and one from Carrington & Associates for \$2,024.

Mr. Darrell Post related that he checked with the Right-of-Way Department and both firms have bonds. He stated there shouldn't be any problems with either firm.



Mrs. Hana L. Stith made a motion that the Commission approve Gateway Construction Company to remove the sidewalk. Mr. Robert W. Hutner seconded the motion. Upon roll call, the motion carried unanimously.

Civic Center Renewal Project  
Relocation Costs

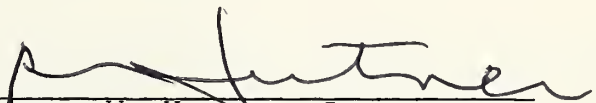
Mr. Wasson requested that the Commission members give the Executive Director permission to sign letters from General Telephone Company and Indiana & Michigan Electric Company regarding the Redevelopment Commission's concurrence with the relocation of utilities in the Civic Center Renewal Project. He informed the members that the General Telephone figure is \$11,828 and the I&M amount is \$130,742 for the relocation of their facilities from the civic center and re-routing them around the south side of the block. He mentioned that the amount given by NIPSCO was approximately \$7,000. Mr. Wasson told the Commissioners that this has been figured into the budget all along.

Mr. Robert W. Hutner made a motion for approval that the Executive Director be given permission to execute letters of concurrence in the Civic Center Renewal Project, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

ADJOURNMENT

Upon a motion by Mr. Robert W. Hutner and a second by Mrs. Hana L. Stith, the meeting was adjourned at 4:52 P.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary



MINUTES OF SPECIAL MEETING

DATE: July 3, 1979, 11:00 A.M.

PLACE: Executive Director's Office, Room 830, City-County Building,  
One Main Street, Fort Wayne, Indiana

MEMBERS PRESENT: Leonard M. Weinraub, President  
Hana L. Stith, Vice President  
Robert W. Hutner, Secretary  
John L. Andreas

MEMBERS ABSENT: Henry F. Rood

STAFF PRESENT: Robert P. Turk, Executive Director  
Gary E. Wasson, Deputy Director  
Julia A. Zickgraf  
Mary Beth Young

OTHERS PRESENT: Richard D. Robinson, Attorney  
Sylvia Smith, Journal-Gazette  
3 other news media people  
1 cameraman

Mr. Weinraub noted that a quorum was present and called the meeting to order at 11:02 A.M.

Mr. Hutner related that all members were present except Mr. Rood.

Resolution No. 79-58 - Resolution Selecting Operator Of Parking Lot At Northwest Corner Of Calhoun And Jefferson Streets

Mr. Turk informed the members of the Commission that two (2) bids have been received--one from York's Safety Parking in the amount of \$350.00 plus up to 50% of the gross income (whichever is greater) and one from Carl D. Light for \$1,050 per month. He pointed out that the York proposal is the same as originally received.

The Commissioners discussed the proposals.

Mrs. Zickgraf mentioned that Mr. Knight and Mr. McArdle did not wish to bid.

Mr. John L. Andreas moved that the Commission select Mr. Light, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Hutner asked if there would be any more available space on this particular block for parking.

Mr. Turk responded negatively. He did state, however, that it may be possible to have some parking on the southern portion of Block III.

Resolution No. 79-60 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-2 With Martin, Inc.

Mr. Wasson requested that Resolution No. 79-60 be tabled until the next Commission meeting because the Commission has not received the figures from Martin, Inc.



## NEW BUSINESS

### Resolution No. 79-69 - Resolution Authorizing Execution Of Agreement On Parcel 2-4 In The Civic Center Renewal Project

Mr. Turk related that this Agreement sets the price of Parcel 2-4 with Dr. Clifford T. Salk.

Mr. Robert W. Hutner made a motion for approval, and Mr. John L. Andreas seconded the motion. Upon roll call, the motion carried unanimously.

Mr. Turk asked Mr. Robinson if the approval of this Agreement today would allow for the dismissal of the appeal.

Mr. Robinson responded affirmatively.

### Resolution No. 79-70 - Resolution Authorizing Executive Director To Have Appraisals Updated As Necessary For Block II In The Civic Center Renewal Project

Mr. Turk explained that the appraisals for Block II in the Civic Center Renewal Project are somewhat dated and felt they should be reviewed since the Commission can now proceed with Block II.

Mrs. Stith inquired as to the date of the appraisals.

Mr. Turk replied that they are two (2) years old, and that he felt it was wise to have them reviewed to see if they need to be updated or a complete re-appraisal has to be done. He added that he is not aware of too much of a change in the condition of the properties.

Mr. Robert W. Hutner moved the approval of Resolution No. 79-70, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### Resolution No. 79-71 - Resolution Approving Change Order No. 1 To Demolition Contract No. D-3

Mr. Wasson related that the change order deals with the waterproofing of the basement wall of Riegel's.

Mr. Weinraub questioned if the Commission would be responsible for the side of the Riegel's building.

Mr. Wasson explained that the Contract states the Commission is responsible for filling in the holes.

Mr. John L. Andreas moved the adoption of Resolution No. 79-71, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

### Resolution No. 79-72 - Resolution Authorizing The President And Secretary To Execute An Agreement For The Civic Center Parking Garage

Mr. Robinson told the Commissioners that this Agreement is essentially an update between Peoples Trust Bank and Indiana & Michigan Electric Company. He stated that this Agreement takes into account the acquisition of real estate and is required under the UDAG Contract by HUD. Mr. Robinson went on to say that the Agreement deals with the fact that they are willing to lease space in the parking garage and that they will pay revenues. It also deals with certain mechanical types of the Agreement regarding the structure itself. Mr. Robinson remarked that all the terms, conditions, and amounts remain the same as in the October 12, 1977 Agreement.



Mr. Weinraub asked if this Agreement has been reviewed by Peoples Trust Bank and Indiana & Michigan Electric Company.

Mr. Robinson responded that they have seen the Agreement and expect to have finalized their review by the end of this week.

Mr. Weinraub inquired as to the parties involved in the Agreement.

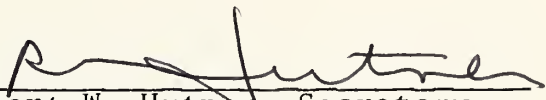
Mr. Robinson stated that the Agreement involves the Redevelopment Commission, Board of Public Works, Plan Commission, Board of Zoning Appeals, Indiana & Michigan Electric Company, and Peoples Trust Bank.

Mr. John L. Andreas moved the approval of Resolution No. 79-72, and Mrs. Hana L. Stith seconded the motion. Upon roll call, the motion carried unanimously.

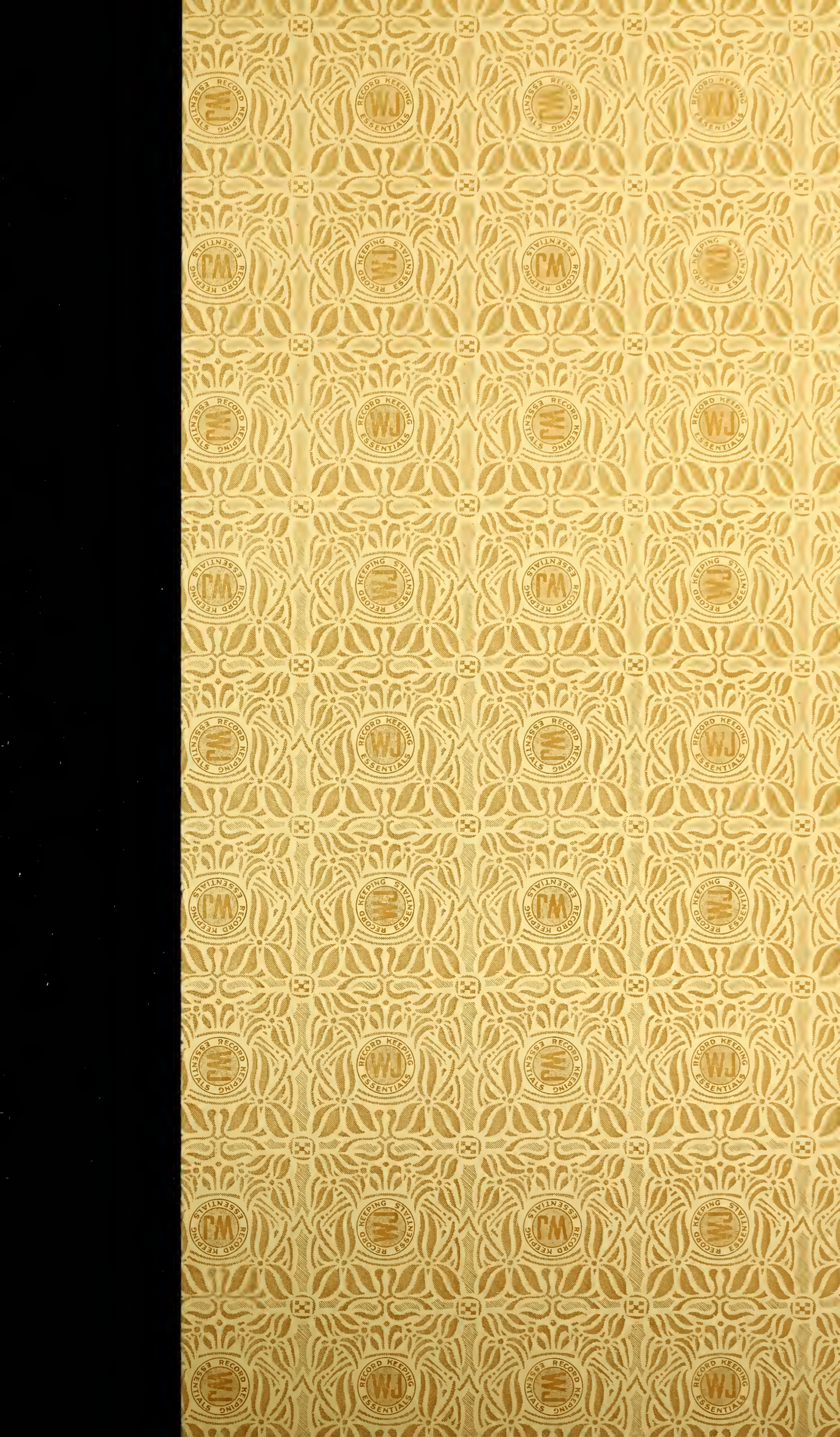
#### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:16 A.M.

Respectfully submitted,

  
Robert W. Hutner, Secretary







**TO LOCK  
PERMANENTLY**  
← Push down spur  
with a blunt  
instrument. →

